



CITY OF ROOSEVELT PARK
City of Roosevelt Park
PLANNING COMMISSION
AGENDA
May 22, 2023
6:00 p.m.

1. Call to Order
2. Roll Call
3. Approve minutes of the April 24, 2023 regular meeting
4. Public Hearing-
 - a. SLU Request-980 West Broadway-Commercial Child Care Center
5. Unfinished Business-None
6. New Business
 - a. Planning Commission Decision-SLU Request-980 West Broadway SLU
 - b. Site Plan Review-3145 Henry Street-Taco Johns
7. Commission Members Questions/Comments
8. Public Comment
9. Adjournment

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City of Roosevelt Park
Planning Commission
Meeting Minutes
April 24, 2023
6:00 pm

This meeting was called to order by Commissioner Bob Jakubowski at 6:00 p.m.

PRESENT: Commissioners: Mayor Aaron Langlois, Michael Sutton, Richard Isacson, City Manager Jared Olson, Tyra Jonas, Joshua Ohst, Donald Nilson-Hinton (arrived after roll call 6:03pm)

ABSENT: Amber Weerstra-Berdinski

2023-013 **Roll Call**
City Treasurer Kate Dibble called roll

2023-014 **APPROVAL OF MINUTES:**
Commissioner Jonas moved to accept the minutes of the March 27, 2023, meeting. This motion was supported by Commissioner Isacson and carried unanimously.

2023-015 **PUBLIC HEARING:**
4A. SLU Request – 3145 Henry Street 61-25-16-000-0041-00
City Manager Olson moved to open the public hearing on the rezoning, of 3145 Henry Street. This was supported by City Mayor Langlois and carried unanimously. City Manager Olson explained the purpose for the rezoning request.
Roll Call: 8 Ayes, 0 Nays, 1 Absent (Weerstra-Berdinski) Motion Carries

- 2023-016** **PUBLIC COMMENT:** on SLU request -3145 Henry Street
Becky Davis 878 Hampden shared comments
- 2023-017** **CLOSE PUBLIC HEARING: SLU** Request 3145 Henry Street
Commissioner Jonas moved to close the public hearing on the SLU request,
of 3145 Henry Street. This was supported by City Manager Olson-
Roll Call: 8 Ayes, 0 Nays, 1 Absent (Weerstra-Berdinski) Motion Carries
- 2023-021** **NEW BUSINESS:**
6A. Planning Commission Decision- SLU Request -3145 Henry St.
Mayor Langlois moved to recommend the SLU request be
forwarded to the City Council for consideration with the following
terms and conditions: The vacation of Cranbrook Rd be approved
and recorded prior to the issuance of a Certificate of Occupancy
for Taco Jon's or a variance is approved. Also, a variance of the
sound board to be 100 ft away from neighboring resident. This
motion was supported by Commissioner Jonas.
Roll Call: 8 Ayes, 0 Nay, 1 Absent (Weerstra-Berdinski) motion carries.
- 2023-022** **COMMISSION MEMBERS QUESTIONS/COMMENTS:**
Commissioners asked questions.
City Manager Olson shared city updates.
- 2023-023** **PUBLIC COMMENT:**
None
- 2023-024** **ADJOURNMENT:**
The meeting was adjourned at 6:59 p.m.

Kate Dibble, City Treasurer



**CITY OF ROOSEVELT PARK
PLANNING COMMISSION MEETING
May 22, 2023**

Special Land Use Request-980 West Broadway	Date: May 22, 2023
<p>The City received and the attached application for a commercial day care operation to be located at 980 West Broadway. Per the Special Land Use ordinance requirements, surrounding property owners were mailed a notice of the public hearing along with notice being published the Norton Examiner.</p> <p>Attached is the formal application and staff review of the request. Representatives from the day care operation will be in attendance to clarify or answer any questions.</p>	
Financial Impact: None	
Recommendation: Review and take action on a formal City Council recommendation for the attached SLU application at 980 West Broadway Avenue.	
Signature:	Title: City Manager

City of Roosevelt Park

To: Planning Commission

From: Jared Olson, City Manager

Date: May 22, 2023

Subject: Planning Commission Meeting – **Monday, May 22, 2023**
City Hall, 6:00 PM

Agenda Items:

1. Special Land Use – 980 W. Broadway

The City received an application for a special land use in the Central Business District (CBD) Commercial district. According to the Zoning Ordinance, a commercial daycare center requires a Special Land Use permit to operate within this zoning district.

The SLU process is detailed in Chapter 10 of the Zoning Ordinance and the attached application is ready for your consideration. As indicated in the Zoning Ordinance Section 10.3, a public hearing is required as part of the SLU procedure.

The proposed project consists of converting a portion of the current facility at 909 W. Broadway into a commercial daycare operation. The remaining portion of the building is not a part of this request

Please see Section III of the attached application for a description of the proposal. The packet also contains a site plan, an aerial view of the project and drawings for the building that illustrate the dimensions and interior layout.

Section 10.4 (C) of the Zoning Ordinance explains the General Standards to be used to make a determination on the SLU application.

1. The proposed use shall be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing character of the general vicinity.
The building is existing and the proposed use is consistent with the commercial activity in that area. (two additional SLU's for Commercial Child Care have been granted in same zoning district).
2. The proposed use is served by necessary public facilities which are adequate or can be made adequate to serve the proposed use.

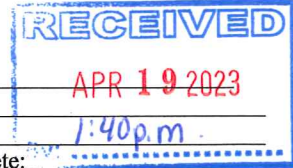
The building has adequate public facilities to serve the proposed use. Water, Sewer, and utilities are currently onsite and connected.

3. The proposed use shall not be hazardous or disturbing to neighboring uses or cause any conflict to the existing use and quiet enjoyment of surrounding property.
The proposed use will not be a hazardous use and is a consistent use to the surrounding properties. Applicant discusses activities and operational details in full SLU application as attached.
4. The proposed use shall not involve activities, processes, materials, and equipment and conditions of operation that will have a significant impact to any person, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
The proposed use will not consist of any activities that negatively impact the surrounding area.
5. The proposed use shall be consistent with the intent and purpose of the Ordinance.
The proposed use is consistent with the Ordinance as described within current zoning and SLU language. Applicant reviews intent and purpose of operations within application.
6. The site plan for the proposed use demonstrates compliance with any special land use specific design standards contained in Section 10.6 W.
The proposed use and compliance is outlined within attached full application.

The Planning Commission will need to make a recommendation to the City Council using the information provided to you in the packet and during the public hearing. From a Zoning standpoint, the proposed SLU would be a logical re-use of the building and is complementary to the adjoining properties as the use is already utilized within the district.

A recommendation from the Planning Commission to approve, approve the request with amended and/or additional terms and conditions or deny the request is the first step in the Special Land Use process. The recommendation is then forwarded to the City Council for their consideration. Staff is recommending that the SLU request be approved as presented.

FOR CITY USE



P.C. Date: _____
Date and Time Received _____
Received By: aw _____
Date Returned if Incomplete: _____
Returned By: _____
Revised Application Recd: _____
Received By: _____

ck#21980 #350⁰⁰

SPECIAL USE PERMIT REQUEST

NOTE TO APPLICANT:

The Roosevelt Park Planning Commission meetings are held on the fourth Monday of each month at 7 p.m. at the City Hall. All applications must be submitted **30 days** prior to the next regularly scheduled Planning Commission meeting to allow City staff sufficient opportunity to conduct an administrative review prior to submission to the Planning Commission. Any application received without sufficient time for City staff to conduct review will be held until the next regularly scheduled Planning Commission meeting. City Council meetings are held the first and third Monday of every month at 7:15 p.m. at the City Hall. An application fee of \$250.00 must be paid at the time of application.

The Planning Commission and/or City Council have the right to request additional information from an applicant prior to making a decision regarding the Special Use Permit application. The Planning Commission and/or City Council may table or hold a request for a reasonable period of time until the requested information is provided. Applicants are expected to attend the Planning Commission and City Council meetings to explain their request and to answer questions or comments from the Planning Commission and City Council or others who may be present. All meetings of the Planning Commission and City Council are open to the public.

GENERAL REQUIREMENTS:

The Planning Commission will be reviewing the site plan of the proposed Special Use to ensure conformance with the City's guidelines and regulations. The purpose of this review is to protect the health, safety and welfare of Roosevelt Park's residents and to ensure the compatible, logical use of property. The criterion that may be used in performing this review is outlined in the City's Zoning Ordinance.

In order to process a request, the applicant must submit a completed application form with the detailed information specified in Chapter 10 of the City's Zoning Ordinance. Twelve

(12) copies of the application and accompanying plans/details must be submitted. This information will be forwarded to the Planning Commission with notes and comments from the City staff regarding the City's review of the application.

After completing their review of the proposed site plan, the Planning Commission will forward a recommendation to the City Council. The City Council may choose to conduct a public hearing of its own. The City Council will consider all information pertaining to the request, including comments and advisories by City staff. Once this has been done, the City Council will then consider the proposed Special Use Permit and will take one of the following actions:

- They will approve the requested Special Use Permit subject to the terms, conditions and restrictions outlined in the application;
- They will approve the proposed Special Use Permit with additional terms, conditions and restrictions as determined by the City Council;
- The City Council will deny the requested Special Use Permit. An explanation for the City Council's denial will be provided to the applicant.

Persons aggrieved by the decision of the City Council regarding the granting or denial of a Special Use permit may file an appeal to have the decision reviewed by the Roosevelt Park Zoning Board of Appeals. Application forms for the Zoning Board of Appeals are available at City Hall.

**SPECIAL USE PERMIT APPLICATION
REQUIRED INFORMATION:**

I. Name of Applicant/Owner requesting the Special Use Permit.

A. Applicant

1. Name(s) Explorers Learning Center, Inc.
2. Address(s) 945 W. Broadway, Roosevelt Park, Mi 49441
3. Phone(s) Cell: 231-672-5976 Office: 231-747-7175

B. Owner of property if different than above.

1. Name(s) Jemish, Inc.
2. Address(s) 10771 Parkwood Drive, Montague, Mi 49437
3. Phone(s) 231-672-5976

II. Location of Property

A. Parcel number, legal description, street name and number if assigned:

980 W. Broadway Ave Roosevelt Park, Michigan 49441 P

B. A drawing(s) indicating all of the following information shall also be submitted with the application (such drawing shall be to scale). Special Use Permit requests not seeking final site plan approval may not need to submit all of the items identified. Please indicate on the application if you are seeking preliminary or final site plan approval.

1. Small scale sketch of an area within one quarter (1/4) mile of the subject property showing the property location;
2. Date of preparation/revision;
3. Name, address, and professional seal of the preparer;
4. The topography of the site at a minimum of five (5) foot intervals and its relationship to adjoining land;
5. Existing man-made features;
6. Dimensions of setbacks, locations, heights and size of buildings and structures, including the locations of existing buildings or structures within one-hundred (100) feet of the property;
7. Street rights-of-way, indicating proposed access routes, internal circulation, relationship to existing rights-of-way, and curb cuts within one-hundred (100) feet of the property;

IV. Basis for Approving the requested Special Use

In the space below, the applicant should outline how the proposed site plan and requested Special Use complies with the standards for granting a Special Use Permit. Attach additional sheets if necessary.

4 other properties are currently Childcare centers on Broadway. 909 W. Broadway
1004 W. Broadway, 945, 947,947 W. Broadway and 936 Oakridge Rd.

V. Effect of Request on Other Properties

1. If the proposed use is approved, what effect will there be regarding the demand placed on governmental facilities?

None

2. Will a substantial change be effected in the character of the neighborhood or will a substantial detriment be created for adjoining properties?

None

PROCESSING PROCEDURE:

- I. Upon completion of the above information and submission of the application and related materials and/or exhibits, the request will be scheduled to appear before the Planning Commission. This meeting will only be scheduled when it is found that your application is complete and all information is included.

- II. The Planning Commission will consider the request at their next scheduled meeting. The applicant will be given an opportunity to explain their request to the Planning Commission. It will be at the discretion of the Chair of the Planning Commission whether or not to allow or hear public comments or questions regarding the proposed site plan. The Planning Commission will consider all the information provided to them regarding the request. This will include staff reports and advisories. Once the Planning Commission has gathered all of the information necessary to make a decision, they will make a recommendation to the City Council to take one of the following actions:
 - A. Approve the requested Special Use Permit subject to the terms and conditions set forth in the application.
 - B. Approve the requested Special Use Permit subject to amended and/or additional terms and conditions the Planning Commission determines reasonable and appropriate to maintain the public health, safety and welfare. This may also include financial or other guarantees that will ensure compliance with the stated terms of approval.
 - C. Deny the requested Special Use Permit as not being in the public interest and as being contrary to the basic spirit and intent of the Zoning Ordinance.

- III. The City Council will consider the recommendation of the Planning Commission at the first Council meeting after receiving the recommendation. The City Council may or may not take additional comments and input from the public. The City Council may or may not follow the recommendation of the Planning Commission and will choose one of the three options outlined under II.

ACKNOWLEDGEMENT AND CERTIFICATION:

It is hereby acknowledged that the applicant(s) has fully read and completed the above application. It is also understood that any approval of the Planning Commission and City Council regarding this Special Use Permit does not relieve the applicant from obtaining other applicable authorization, (for example: building and electrical permits, business license, etc.). The applicant(s) also understands that the submission of incomplete or inaccurate information will only result in delays.

Signature of Petitioner

S Miller

Signature of Petitioner

S Miller

Signature of Owner if different than petitioner

Date

4/19/23

Date

4/19/23

Date



Coastal Chiropractic
of Muskegon, PC

Bedz Furniture Outlet
Furniture store

Maple Grove Rd

Google

CITY OF ROOSEVELT PARK

Receipt: 84758

04/19/23

900 OAK RIDGE ROAD
ROOSEVELT PARK, MI 49441
(231) 755-3721

Cashier: CLERK
Received Of: EXPLORERS LEARNING CENTER

The sum of: 350.00

ZONE	PLANNING/ZONING PERMIT		350.00
		101-000-490.001	350.00
		Total	<u>350.00</u>

SPECIAL USE PERMIT 980 W BROADWAY

TENDERED: CHECKS/MONEY 21980 350.00

Signed: _____

Condominium: The ownership of a dwelling unit and the space enclosed by the description thereof as contained in the master deed for the complex or project, established in conformance with the provisions of the Condominium Act 59 of 1978, as amended, MCLA 559.101 et seq.

Construction: The erection, alteration, repair, renovation, demolition or removal of any building or structure; and the excavation, filling, and grading of a lot.

Construction Contractors Establishment: A parcel of land, building or structure, or a portion thereof used to store trucks, excavation equipment, supplies, tools or materials utilized by construction contractor, subcontractors, and builders.

SECTION 2.6 DEFINITIONS "D"

Day Care, Commercial: A facility, other than a private residence, receiving minor children for care for periods of less than 24 hours in a day, for more than two (2) weeks in any calendar year. Child care and supervision provided as an accessory use, while parents are engaged or involved in the principal use of the property, such as a nursery operated during church services or public meetings, or by a fitness center or similar operation, shall not be considered Commercial Day Care.

Day Care, Family: A single family residence, occupied as such, in which care is provided for more than one (1) but less than (7) minor children or adults for periods of less than twenty-four (24) hours per day, unattended by a parent or legal guardian. Care for persons related by blood, marriage or adoption to a member of the family occupying the dwelling is excluded from this definition.

Day Care, Group: A single family residence, occupied as such, in which care is provided for at least seven (7) but not more than twelve (12) minor children or adults for periods of less than twenty-four (24) hours per day, unattended by a parent or legal guardian. Care for persons related by blood, marriage, or adoption to a member of the family occupying the dwelling is excluded from this definition.

Demolition: The purposeful razing or destruction, or disassembly of a building or structure.

Density: The number of dwelling units per unit of lot area (see Lot Area).

Density, Gross: "Gross Density" means a figure which equals the total number of dwelling units on a lot divided by the total number of acres included in the lot.

Density, Net: "Net Density" means a figure which equals the total number of dwelling units on a lot divided by the total number of acres included in the lot, excluding any lot area owned by a governmental entity, used as a private street or occupied by a non-residential use.

Development: The construction, reconstruction, conversion, structural alteration,

CHAPTER 10
SPECIAL LAND USES

Section 10.1 INTENT AND PURPOSE

- A.** This Chapter is intended to respond to the functions and characteristics of an increasing number of new kinds of land uses, combined with conclusive experience regarding some of the older, familiar kinds of uses, which call for a more flexible and equitable procedure for properly accommodating these activities in the community. Rather than assigning all uses to special, individual, and limited zoning districts, it is important to provide control and reasonable flexibility in requirements for certain kinds of uses that will allow practical latitude for the applicant, but will maintain adequate provision for the security of the health, safety, convenience, and general welfare of the community's inhabitants.
- B.** In order to accomplish this dual objective, provisions are made in this Ordinance for a more detailed consideration of each specified activity as it may relate to proposed conditions of location and design, size, operation, intensity of use, generation of traffic and traffic movements, concentration of population, processes and equipment employed, amount and kind of public facilities and services required, together with many other possible factors.
- C.** Land and structure uses possessing these particularly unique characteristics are designated as Special Land Uses and may be authorized by the issuance of a Special Land Use permit, which contains conditions and safeguards necessary for the protection of the public welfare.
- D.** The following sections, together with previous references in other Chapters of this Ordinance, designate those uses requiring a Special Land Use Permit. With any noted exceptions, the procedures for obtaining such a Special Land Use Permit shall apply to all special land uses indicated.

SECTION 10.2 APPLICATION PROCEDURES

A. Application Procedures

1. An application for Special Land Use shall be submitted to the zoning administrator at least thirty (30) days prior to the next planning commission meeting. If the zoning administrator deems that the application is complete per the requirements of Section 9.3, A,2 then the plans will be reviewed and submitted to the Planning Commission for their consideration. The zoning administrator has the ability to reduce or extend the thirty (30) day period if it is deemed appropriate (ex - the submitted site plan is very basic and

review can be performed in less than thirty (30) days or the site plan requires additional time due to the high level of detail and size of the project).

2. An application for a Special Land Use shall not be considered complete until all of the following materials have been submitted and deemed complete by the Zoning Administrator:
 - a. A completed application form, as provided by the City. The application shall be signed by an owner of, or person having an interest in, the property to be developed, or an authorized representative.
 - b. Twelve (12) copies of the Preliminary or Final Site Plan meeting the requirements of Section 9.3.
 - c. Payment of a fee, in accordance with a fee schedule, as determined by City Council resolution.
 - d. A legal description, including the permanent parcel number, of the subject property.
 - e. A statement with supporting evidence regarding the required findings as specified in Section 10.4
 - f. Other materials as may be required in this Chapter or by the Zoning Administrator, Planning Commission, or City Council.
3. An application shall not be accepted until all required materials are provided. Incomplete applications shall be returned to the applicant with an indication of the items necessary to make up a complete application.

SECTION 10.3 REVIEW AND FINDINGS

A. Public Hearing

1. The Planning Commission shall schedule a public hearing within sixty (60) days thereafter after receipt of a complete application. This date may be extended upon written request by the applicant, or by agreement of the applicant and the Planning Commission.
2. The City Clerk shall cause to be published a notice of public hearing, not less than five (5) days nor more than fifteen (15) days in advance of the hearing and shall notify by regular mail or personal delivery the parties of interest and all property owners within three hundred (300) feet of the subject property.
3. Such notice shall describe the nature of the request; the location of the property involved, the time and place of the hearing, and indicate when and where the application may be examined and how written comments may be received.
4. Any person may speak or present documents or evidence in support of a position regarding the application at the public hearing.

- B. Upon conclusion of the hearing, and after time for deliberation, the Planning Commission shall make a recommendation to the City Council for approval, approval with conditions, or denial to the City Council. The Commission shall state its reasons for such recommendation in its minutes for submission to the Council.
- C. Upon receipt of a report and summary of hearing comments from the Planning Commission, the City Council may hold an additional public hearing, if it considers a further hearing necessary, using the same hearing requirements as the hearing held before the Planning Commission. The City Council, upon approval of an application for Special Land Use Permit, shall authorize the Zoning Administrator to issue the permit subject to the conditions specified by the City Council.

SECTION 10.4 GENERAL STANDARDS FOR MAKING DETERMINATIONS

- A. The Planning Commission and City Council shall review the particular facts, circumstances and evidence presented. The Planning Commission decisions shall be based on the General Standards of this Section and the applicable Specific Requirements contained in Section 10.5 and Section 10.6.
- B. It shall be incumbent upon the representatives of the applicant for a Special Land Use Permit to provide documentation and evidence in support of the proposal. It shall also be the obligation of the applicant to furnish evidence, or proof of compliance with the specific and general criteria contained in this Ordinance.
- C. **General Standards:** The General Standards are basic to all Special Land Uses; and the Specific Requirements of Section 10.5 and Section 10. are in addition to and shall be required in all applicable situations. All of the following general standards must be satisfied:
 - 1. The proposed use shall be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing character of the general vicinity.
 - 2. The proposed use is served by necessary public facilities which are adequate or can be made adequate to serve the proposed use. Specifically, existing streets, storm water drainage, water supply, fire protection, police, emergency medical care, sanitary sewer disposal, solid waste disposal, and public recreation shall be adequate to serve the proposed project.
 - 3. The proposed use shall not be hazardous or disturbing to neighboring uses or cause any conflict to the existing use and quiet enjoyment of surrounding property.
 - 4. The proposed use shall not involve activities, processes, materials and equipment and conditions of operation that will have a significant impact to any person, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

5. The proposed use shall be consistent with the intent and purpose of this Ordinance.
6. The site plan for the proposed use demonstrates compliance with any special land use specific design standards contained in Section 10.6.

SECTION 10.5 CONDITIONS AND SAFEGUARDS

- A.** Before granting a Special Land Use Permit, the City Council may impose reasonable conditions or limitations upon the establishment, location, construction, maintenance, or operation of the use authorized by the Special Land Use Permit as may be necessary for the protection of the public interest.
- B.** Such conditions may include those necessary to insure that public services and facilities affected will be capable of accommodating increased demand and facility loads; to protect the natural environment and conserve natural resources and energy; to insure compatibility with adjacent uses of land; to promote the use of land in a socially and economically desirable manner and be consistent with the general standards as established in this Ordinance and are necessary to meet the intent and purpose of the regulations contained in this Ordinance.
- C.** The conditions imposed shall be recorded in the minutes of the City Council and shall remain unchanged except upon mutual consent of the City Council and the owner of the property affected. The City Council shall record in its minutes any changes in conditions of approval of Special Land Use Permits.
- D.** Conditions and requirements stated as part of Special Land Use Permit authorization, including all plans, specifications and statements submitted with the application for a Special Land Use Permit, shall be a continuing obligation of its holder. The Zoning Administrator shall make periodic investigations of uses authorized by Special Land Use Permits to determine compliance with all requirements.
- E.** Certification of Compliance: At final inspection or at other appropriate times the Zoning Administrator shall certify whether all conditions and other requirements of the City Council in its approval of the Special Land Use have been fulfilled.
- F.** An application for a Special Land Use Permit which had been denied wholly or in part by the City Council shall not be resubmitted until the expiration of one (1) year or more from the date of denial, except in the case of newly discovered evidence or changed conditions found to be sufficient to justify reconsideration by the City Council.

SECTION 10.6 SPECIFIC REQUIREMENTS

The requirements set forth in this Section relate to particular Special Land Uses and specific requirements in the appropriate districts which must be met in addition to the standards of Section 10.4. *(rev. 9/19/03)*

A. Adult Uses

1. In the development and execution of this subsection, it is recognized that there are some uses which, because of their very nature, have serious objectionable operational characteristics, particularly when several are concentrated in certain areas, or when located in proximity to a Residential District, thereby having a detrimental effect upon the adjacent areas. Special regulation of these uses is necessary to insure that these adverse effects will not contribute to the blighting or downgrading of the surrounding neighborhood. These controls of this subsection are for the purpose of preventing a concentration of these uses within any one area, or to prevent deterioration or blighting of a nearby residential or other neighborhood. These controls do not legitimize activities which are prohibited in other Sections of the Zoning Ordinance.
2. The lot or parcel on which the use is located shall not be closer than seven hundred fifty (750) feet from any residential use or zoning district, school, or church, measured from lot line to lot line.
3. The use is not located within a five hundred (500) foot radius of any two (2) other such uses, measured from lot line to lot line.
4. Any sign or signs proposed for the adult use business must comply with the requirements of this Ordinance, and shall not include photographs, silhouettes, drawings, or pictorial representations of any type, not include any animated illumination or flashing illumination.
5. No product for sale or gift, nor any picture or other representation of any product for sale or gift, shall be displayed so that it is visible by a person of normal visual acuity from the nearest adjoining roadway or property.
6. No adult use shall be open for business prior to ten (10) a.m., not after (10) p.m. However employees or other agents, or contractors of the business are permitted to be on the premises at other hours for legitimate business purposes such as maintenance, clean up, preparation, record keeping and other similar purposes.
7. For massage parlors, all persons massaging any client or customer must be certified as a massage therapist by the American Massage Therapy Association or be a graduate of a School of Massage Therapy that is certified by the State of Michigan.

8. A sexually oriented business that offers live entertainment shall provide:
 - a. A dressing area for performers that has direct access to and from the dressing area and the performance area or stage so that the performer may enter the performance area or stage without entering the area from which the patrons view the performance. The dressing area must be separate from, and not freely accessible to, areas of the business to which patrons or customers have ready access, and must contain hot and cold running water, toilet facilities, and must also be handicap accessible to the extent required by the American with Disabilities Act, as amended.
 - b. A performance area or stage that is at least twelve (12) inches above the area from which patrons view the performance.
 - c. Signs must be posted on both that notify patrons of the sexually oriented business that contact between the patrons and any employee, owner, independent contractor, or performer who displays specified anatomical areas or who performs specified sexual activities is prohibited. At a minimum, two (2) such signs must be displayed on the premises of the sexually oriented business. The required sign must be situated in the area of the sexually oriented business in which patrons are admitted and in which patrons are served beverages, if any. The signs must be at least twenty-four (24) inches by thirty-six (36) inches in size, and contain the following notice:

“NOTICE: Physical contact between patrons and performers who display specified anatomical areas or who perform specified sexual activities is prohibited by Ordinance of the City of Roosevelt Park. Violators will be prosecuted.”

This notice must be printed in bold face a type that is at least twenty-four (24) point in lettering size.

- B. **Banks, credit unions, savings and loan associations, and other similar uses, as determined by the Zoning Administrator, having drive-through facilities.**
 1. Sufficient stacking capacity for the drive-through portion of the operation shall be provided to ensure that traffic does not extend into the public street right-of-way. A minimum of four (4) stacking spaces for each drive-through teller operation, whether personal or automatic, shall be provided.
 2. Parking areas shall have a front yard setback of twenty (20) feet and side and rear yard setbacks of ten (10) feet.
 3. Access driveways shall be located no less than one hundred (100) feet from street intersections rights-of-way lines or seventy-five (75) feet from any driveway throat edge.

C. Bed and breakfast establishments.

1. Parking shall be located to minimize negative impacts on adjacent properties. Off-street parking shall be provided at a minimum ratio of two (2) spaces for the bed and breakfast, plus one (1) for each permitted guest room. No parking shall be permitted in the required front yard and no parking area shall be lighted, except for the use of typical residential lights, excluding floodlights that may shine light onto adjacent properties.
2. The number of guest rooms in the establishment shall not exceed three (3), plus one (1) additional guest room for each three thousand (3,000) square feet or fraction thereof by which the lot area of the use exceeds twelve thousand six hundred (12,600) square feet, not to exceed six (6) guest rooms in any case.
3. Exterior refuse storage facilities beyond what might normally be expected for a single family detached dwelling shall be prohibited.
4. Signs for a bed and breakfast establishment shall comply with the requirements of the zone district in which the use is located.
5. The establishment shall contain the principal residence of the operator.
6. If located in a residential district, accessory retail or service uses to a bed-and-breakfast establishment shall be prohibited, including but not limited to gift shops, antique shops, restaurants, bakeries, and so forth.
7. Meals shall be served only to the operator's family, employees, and overnight guests.

D. Cemeteries

1. A cemetery is a privately or publicly owned property which provides perpetual care of grounds used solely for the interment of human beings or customary household pets.
2. Cemeteries shall be established in compliance with Public Act 368 of 1978, as amended, MCLA 333.1101 et seq., Public Act 88 of 1875, as amended MCLA 128.111 et seq., and other applicable state laws.

E. Churches.

1. The Purpose of these requirements is to integrate churches into the fabric of the City's neighborhoods, but not at the expense of the residential character of those areas. Therefore, the scale of the church related buildings, parking lots, and related accessory uses shall be compatible with abutting homes and in character with the surrounding neighborhood. It is typical to find a library, small Christian bookstore open during service times, and church office as related uses.
2. The minimum lot area shall be at least thirty thousand (30,000) square feet.

3. No building shall be closer than forty (40) feet to any property line or street right-of-way.
4. At least one (1) property line shall abut and have access to a major street.
5. To the extent possible, shared parking arrangements should be employed with other uses in the vicinity, consistent with Section 15.3, A, 1, to minimize the number of spaces provided on the church property.
6. Lighting for parking areas or outdoor activity areas shall be shielded to prevent light from spilling onto any residential district or use.

E. Commercial storage warehouses.

1. Minimum lot area shall be two (2) acres.
2. An office for security personnel or operator may be permitted on the premises.
3. Parking and circulation:
 - a. One parking space shall be provided for each ten (10) storage cubicles, and shall be equally distributed throughout the site. One (1) additional parking space per twenty (20) storage cubicles, up to a maximum of ten (10) spaces, shall be located adjacent to the rental office for the use of customers.
 - b. Two (2) parking spaces shall also be required for the security or operator's office located on the premises.
 - c. All driveways, parking, loading, storage, and vehicular circulation areas shall be paved.

F. Commercial recreation facilities

1. Minimum lot size shall be one (1) acre. The lot shall provide direct access to a collector street as defined in this Ordinance.
2. Ingress and egress shall be provided as far as practicable from two (2) intersecting streets and shall be at least fifty (50) feet from an intersection.
3. Parking areas shall have a minimum front yard setback of twenty (20) feet and side and rear yard setbacks of at least ten (10) feet unless a greater setback is required by this Ordinance.
4. Public rest rooms, housed in all-weather structures, containing adequate water outlet, waste container, and toilets shall be provided.
5. All principal buildings or outdoor activity areas shall be set back at least seventy five (75) feet from any property line.

G. Educational institutions

1. No building shall be closer than forty (40) feet to any property line or street right-of-way line.

2. No more than thirty-five (35) percent of the gross site area shall be covered by buildings.

H. Funeral homes and mortuary establishments.

1. Lighting for parking areas or outdoor activity areas shall be shielded to prevent light from spilling onto any residential district or use.
2. Minimum lot area shall be one (1) acre and minimum lot width shall be one-hundred and fifty (150) feet.
3. An off-street vehicle assembly area shall be provided to be used in support of funeral processions and activities. This area shall be in addition to the required off-street parking and its related maneuvering area.
4. No waiting lines of vehicles shall extend off-site or onto any public street.
5. Access driveways shall be located no less than one hundred (100) feet from street intersections rights-of-way lines or seventy-five (75) feet from any driveway throat edge.

I. Government and community service facilities

1. No building shall be closer than forty (40) feet to any property line or street right-of-way line.
2. No more than thirty-five (35) percent of the gross site area shall be covered by buildings.

J. Group day care homes.

1. The dwelling's exterior and property shall be maintained in a manner that is compatible with the surrounding area and does not change the residential character of the neighborhood. No sign shall be permitted and no evidence of the day care facility shall be visible from any street or adjoining property.
2. The lot shall contain the minimum area required for the district, plus one thousand eight hundred (1,800) square feet
3. An outdoor play area of at least one thousand eight hundred (1,800) square feet shall be provided in the rear yard. Such play area and any other outdoor areas accessible to children shall be completely enclosed with a fence at least four (4) feet high, but not more than six (6) feet high.
4. The day care operation shall be restricted to Monday through Friday only and between the hours of 7:00 a.m. and 6:00 p.m.
5. No group day care facility shall be established within one thousand five hundred (1,500) feet of any existing group day care home.
6. The facility shall comply with all other applicable State licensing regulations.

K. Hotels and motels.

1. Minimum lot area shall be two (2) acres and minimum lot width shall be two-hundred fifty (250) feet.
2. Parking areas shall have a front yard setback of twenty (20) feet and side and rear yard setback of ten (10) feet.
3. Access driveways shall be located no less than one hundred (100) feet from street intersections rights-of-way lines or seventy-five (75) feet from any driveway throat edge.
4. Lighting for parking areas or outdoor activity areas shall be shielded to prevent light from spilling onto any residential district or use.

L. Kennels.

1. For kennels, the minimum lot size shall be one (1) acre.
2. Outdoor areas in which animals are kept, such as runs, pens, and/or exercise areas shall not be located nearer than one hundred (100) feet to any residential district boundary and shall not be located within any required yard area.
3. Outdoor runs, pens, and/or exercise areas adjacent to residential districts shall be screened with a six (6) foot high fence. Suitable shade, including landscaped vegetation shall be provided around these outdoor areas.
4. All indoor and outdoor kennel areas, runs, pens, and/or exercise areas shall be maintained to create safe and suitable environments for animals, including the daily elimination of animal waste.

M. Nurseries and greenhouses

1. The storage or materials display areas shall meet all the yard setback requirements applicable to any building in the District.
2. All loading activities and parking areas shall be provided on the same premises (off-street).
3. The storage of any soil, fertilizer, or similar loosely packaged materials shall be sufficiently contained to prevent any adverse effect upon adjacent properties.
4. The lot area used for parking shall be hard-surfaced and the display or storage areas shall be provided with a permanent, durable, and dustless surface, and shall be graded and drained so as to dispose of all surface water.

N. New and used vehicle, boat or farm implement sales including incidental servicing and minor repair

1. Minimum lot area shall be one (1) acre.

2. Minimum lot width shall be two hundred (200) feet.
3. The lot area used for parking shall be paved and the display or storage areas shall be provided with a permanent, durable, and dust controlled surface, and shall be graded and drained so as to dispose of all surface water.
4. Ingress and egress shall be provided as far as practicable from two (2) intersecting streets and shall be at least one hundred (100) feet from an intersection.

O. Open Air Businesses.

1. The lot area used for parking, display, or storage shall be paved, graded and drained so as to dispose of all surface water.
2. Access driveways shall be located no less than one hundred (100) feet from street intersections rights-of-way lines or seventy-five (75) feet from any driveway throat edge.
3. Lighting for parking and outdoor storage areas shall be shielded to prevent light from spilling onto any residential district or use property line.
4. Any display materials or equipment stored or displayed outside of an enclosed building shall not extend into any required yard or occupy any required parking or maneuvering areas for vehicles.

P. Outdoor storage yards.

1. All outdoor storage shall only be located in the rear or side yard. If located in the side yard, landscape screening at least six (6) feet tall shall be provided to obscure vision from the front yard. All outdoor storage areas shall be fenced with a six (6) foot high chain link fence, screen wall, or equivalent.
2. All outdoor storage yards shall be paved.
3. Screening of outdoor storage yards shall be provided along all property lines in accordance with the requirements of the Landscape Chapter.
4. Outdoor storage yards shall only be permitted in conjunction with a principal use on the property.
5. No flammable or explosive liquids, solids, or gases shall be stored in bulk above ground.

Q. Printing or publishing plants

1. The main and accessory buildings shall be set back at least seventy five (75) feet from all property lines.
2. Truck parking and staging areas shall be fenced and screened from the view of any abutting Residential District or use by a decorative fence or wall, or a landscaped equivalent.
3. Ingress and egress shall be at least fifty (50) feet from an intersection.

4. Parking areas shall have a minimum front yard setback of twenty (20) feet and side and rear yard setbacks of at least ten (10) feet.

R. Private clubs, lodges and meeting halls.

1. No building shall be closer than forty (40) feet to any property line or street right-of-way.
2. No commercial, for profit enterprise shall be permitted to operate on the premises, except that vending machines shall be permitted.

S. Production, refining, or storage of petroleum or other flammable liquids.

1. Access driveways shall be located no less than one hundred (100) feet from street intersections rights-of-way lines or seventy-five (75) feet from any driveway throat edge.
2. The principal and accessory buildings and structures shall not be located within seven hundred and fifty (750) feet of any residential use or district.

T. Public and private non-commercial park or recreation facilities

1. Minimum lot size shall be three (3) acres. The lot shall provide direct access to a major street as defined by Act 51.
2. Ingress and egress shall be provided as far as practicable from two (2) intersecting streets and shall be at least seventy five (75) feet from an intersection.
3. Parking areas shall have a minimum front yard setback of twenty (20) feet and side and rear yard setbacks of at least ten (10) feet.
4. Public rest rooms, housed in all-weather structures, containing adequate water outlet, waste container, and toilets shall be provided.
5. No commercial, for profit enterprise shall be permitted to operate on the lot, except that vending machines shall be permitted.
6. All principal buildings or outdoor activity areas shall be set back at least seventy five (75) feet from any property line.

U. Residential dwelling units, in the same building with commercial uses.

1. No commercial uses, including storage, shall be located on the same floor of the building as the dwelling unit.
2. Two (2) on-site parking spaces shall be required for each dwelling unit.
3. Principal access to dwelling units shall be from outside of the building.
4. No dwelling unit shall be located on the ground floor of the building.

V. Restaurants, exclusive of drive-through facilities.

1. Access driveways shall be located no less than one hundred (100) feet from street intersections rights-of-way lines or seventy-five (75) feet from any driveway throat edge.
2. Pedestrian elements shall be incorporated into the site plan including such features as outdoor seating areas and safe walkways (can be shown with striping) to the restaurant.
3. Enhanced architectural elements for principal buildings shall be provided such as cupolas, towers, decorative lighting, and window awnings. Exterior building colors and materials shall be conducive with surrounding uses.

W. Restaurants with drive-through facilities.

1. Sufficient stacking capacity for the drive-through portion of the operation shall be provided to ensure that traffic does not extend into the public right-of-way. A minimum of eight (8) stacking spaces for the service ordering station shall be provided. Stacking spaces shall be located so as not to interfere with vehicular circulation and egress from the property or parking spaces by vehicles not using the drive-through portion of the facility. The stacking space requirement may be reduced by the Planning Commission based on the nature of the restaurant, provided sufficient reason is provided as to the reduction, but in no case shall fewer than six (6) spaces be provided.
2. In addition to parking and stacking space requirements, at least two (2) standing or parking spaces shall be provided, in close proximity to the exit of the drive-through portion of the operation, to allow for customers waiting for delivery of orders.
3. Access driveways shall be located no less than one hundred (100) feet from street intersections rights-of-way lines or seventy-five (75) feet from any driveway throat edge.
4. Menu/speaker boards shall be provided that minimize verbal feedback. Speakers shall be located, positioned and controlled to minimize noise impacts.
5. Pedestrian elements shall be incorporated into the site plan including such features as outdoor seating areas, safe walkways to the restaurant, including measures to separate pedestrian and vehicular traffic in the areas nearest drive through windows.
6. Enhanced architectural elements shall be provided such as cupolas, towers, decorative lighting, and window awnings. Exterior building colors and materials shall be conducive with surrounding uses.

X. Shopping centers or shopping malls

1. The minimum lot area for a shopping center or mall shall be three (3) acres.

2. The site shall have a minimum of three hundred (300) feet of frontage on a Major Street as defined by Public Act 51.
3. Shopping centers or malls shall be served by public sanitary sewer and water supply.
4. Motor vehicle entrance and exit shall only be from a major street as defined by Public Act 51.
5. Pedestrian movement shall be enhanced between buildings with abundant natural foliage lining walkways, decorative and safe lighting and well defined crosswalk areas leading between parking areas and across drives.
6. No building within a shopping center or mall shall have a separate access to a street.
7. Where possible, existing trees and other significant vegetation on the site shall be preserved. Greenbelts, buffer strips, and berms may be required.

Y. State licensed residential care group facilities

1. The minimum lot area shall be at least one (1) acre.
2. The proposed site shall have direct access to a major street as defined by Act 51.
3. No building shall be closer than forty (40) feet to any property line or street right-of-way.
4. Off-street parking shall be provided for family members and employees of the facility. Client pickup and drop off areas shall be located in a manner that vehicles do not stop in the travel lane of the adjacent roadway and vehicles are not required to back into the roadway.
5. The property and residence exterior shall be maintained in a manner compatible with the surrounding neighborhood.
6. The facility shall be in compliance with all applicable State licensing requirements.

Z. Truck Terminals.

1. Access driveways shall be located no less than one hundred (100) feet from street intersections rights-of-way lines or seventy-five (75) feet from any driveway throat edge.
2. Trucks and trailers parked overnight shall be set back from the front lot line a minimum of one hundred (100) feet.
3. The principal and accessory buildings and structures shall not be located within two hundred (200) feet of any residential use or district.
4. The lot area used for parking, display, or storage shall be paved and shall be graded and drained so as to dispose of all surface water.
5. Lighting for parking areas or outdoor storage areas shall be shielded to prevent light from spilling onto any residential district or use.

6. Any vehicle or equipment stored outside of an enclosed building shall not be located within any required yard.
7. No trailer operating a refrigeration unit shall be parked in, stored, or otherwise occupy any yard within three hundred (300) feet of a residential district.

AA. Vehicle Repair.

1. The principal and accessory buildings and structures shall not be located within one hundred (100) feet of any residential use or district property line.
2. Minimum lot area shall be 32,670 square feet and minimum lot width shall be two-hundred (200) feet.
3. All equipment and activities associated with vehicle repair operations shall be kept within an enclosed building, except those in incidental use, such as air hoses.
4. Inoperative vehicles left on the site shall be stored within an enclosed building or in an area screened by an opaque fence not less than six (6) feet in height. Such fence shall be constructed in accordance with the requirements of Section 10.2 C.3., and continuously maintained in good condition.
5. Storage of vehicle components and parts, trash, supplies, or equipment outside of a building is prohibited, except in designated and approved storage areas screened from view of adjoining properties and streets.
6. Access driveways shall be located no less than one hundred (100) feet from street intersections rights-of-way lines or seventy-five (75) feet from any driveway throat edge.
7. Where adjoining residentially zoned or used property, a solid wall or fence, six (6) feet in height shall be erected along any common lot line. Such fence or wall shall be continuously maintained in good condition.

BB. Vehicle Service Stations (including gas stations).

1. Minimum lot area shall be 32,670 square feet and minimum lot width shall be two-hundred (200) feet.
2. Pump islands shall be a minimum of fifteen (15) feet from any public right-of-way or lot line.
3. All equipment and activities associated with vehicle service operations shall be kept within an enclosed building, except those in incidental use, such as air hoses.
4. Storage of vehicle components and parts, trash, supplies, or equipment outside of a building is prohibited.
5. If retail sales of convenience goods are conducted on the premises, parking for such uses shall be computed and provided separately for that use.

6. Canopy roofs shall not be permitted to encroach into any required yard and the fascia of canopies must be a minimum of twelve (12) feet above the average grade. Canopy lights must be recessed into the canopy ceiling or be provided with sufficient banding around the sides of the light to prevent light from spilling onto adjacent properties or roadways.
7. Access driveways shall be located no less than one hundred (100) feet from street intersections rights-of-way lines or seventy-five (75) feet from any driveway throat edge.
8. Where adjoining residentially zoned or used property, a solid wall or fence, six (6) feet in height shall be erected along any common lot line. Such fence or wall shall be continuously maintained in good condition.
9. The Vehicle Service Station must contain a pitched roof of at least 4:12 and the roof design, materials and colors should be reflected throughout all accessory buildings and structures.
10. Outdoor display materials may not be located in the required front or side yards and may not be displayed at a height greater than four (4) feet and comply with related sign ordinances.

CC. Vehicle Wash Establishment, either self-serve or automatic.

1. Sufficient stacking capacity for the drive-through portion of the operation shall be provided to ensure that traffic does not extend into the public right-of-way. Such vehicle stacking space shall be equivalent to five (5) times the wash capacity. Wash capacity shall be determined by dividing the length of the mechanical wash/dry machinery by twenty five (25) feet. No less than twelve (12) stacking spaces shall be provided. For self-service establishments, each stall shall have at least two (2) stacking spaces at the entrance to the wash. At least two (2) stacking spaces shall be provided at the exits of both self-serve and automatic car washes.
2. Vacuuming activities, if outdoors, shall be at least three hundred (300) feet from any residential use or district property line. Wash bays for self-service establishments shall be located at least one hundred fifty (150) feet from any residential use or district property line.
3. Should self-service wash bays be located with openings facing an adjacent street, they shall be screened and continuously maintained in good condition.
4. Only one (1) access driveway shall be permitted on any single street. Access driveways shall be located no less than one hundred (100) feet from street intersections rights-of-way lines or seventy-five (75) feet from any driveway throat edge.
5. Where adjoining residentially zoned or used property, a solid wall or fence, six (6) feet in height shall be erected along any common lot line. Such fence or wall shall be continuously maintained in good condition.

DD. Veterinary Hospitals and Veterinary Clinics.

1. Outdoor areas in which animals are kept, such as runs, pens, and/or exercise areas shall not be located nearer than one hundred (100) feet to any residential district boundary and shall not be located within any required yard area.
2. Outdoor runs, pens, and/or exercise areas that face residential districts shall be screened with a six (6) foot high fence. Suitable shade, including some natural vegetation shall be provided around these outdoor areas.
3. All indoor and outdoor hospital and clinic areas, runs, pens, and/or exercise areas shall be maintained to create safe and suitable environments for animals, including the daily elimination of animal waste.

EE. Wireless Communication Towers, Commercial.

1. The tower shall be of a monopole design, unless an antenna for the commercial wireless communication facility is provided for on an existing tower of other construction, including municipal structures such as water towers.
2. A security fence at least six (6) feet in height shall be constructed around the tower and accessory buildings, including supports. Landscape screening shall be placed at a minimum height of five (5) feet around the entire fenced area, except for the front gate. Decorative landscape trees and shrubs shall be utilized near the front gate.
3. As a condition of approval, the applicant shall agree to permit not less than three (3) collocations to share the tower facility.
4. Unless located on the same site or tower with another user, no new tower shall be erected within a one-half ($\frac{1}{2}$) mile radius of an existing commercial cellular or wireless communications tower.
5. The accessory equipment shelter shall be similar in appearance to a residential dwelling, including such features as windows (even if fake) and a gabled roof. If accessory equipment is located outside of a building, then it shall be placed away from direct view from the front gate into the site.
6. No signs, except warning or other cautionary signs, shall be permitted on the site.
7. The access driveway shall be hard surfaced with either asphalt or concrete.
8. Removal of Abandoned Antennas and Towers.
 - a. Any antenna or tower that is not operated for a continuous period of twelve (12) months shall be considered abandoned.
 - b. The owner of the antenna or tower shall notify the City when operation has ceased, and shall remove the same within ninety (90) days after that date.

- c. The City shall notify the owner in writing of the removal requirement, which shall include removal of support buildings, foundations and related other structures from the premises.
- d. Failure to remove all such facilities within the removal period shall entitle the City to remove them at the owner's expense and to make claim against the surety bond furnished for that purpose.
- e. If there are two (2) or more users of a single tower, then abandonment shall not be presumed until all owners cease using the tower.

**CHAPTER 11
LANDSCAPING AND DESIGN REQUIREMENTS**

SECTION 11.1 INTENT

It is the intent of this Chapter to require buffer zones, landscaping, and screening to reduce the negative impacts between incompatible land uses and to provide landscaping within parking areas. It is further intended to preserve and enhance the aesthetic qualities, character, privacy, and environment of the City. The standards and requirements outlined in this Chapter are to be applied to new developments or substantial alterations to existing developments when deemed appropriate by the City. (rev. 9/19/03)

SECTION 11.2 REQUIRED BUFFER ZONES

- A.** A buffer shall be required on any parcel proposed for development which borders a different zone district, as indicated in 11.2, E. Where the adjacent zone district is more intensive, the required buffer shall be installed only on the property which is in the more intensive district.
- B.** The specified buffer shall be required on the subject parcel even if the adjacent parcel is unimproved land. A performance bond may be required in lieu of the required buffer where adjacent land is unimproved. The buffer shall be installed when the adjacent property begins development and completed prior to any occupancy of the adjoining use.
- C.** When any developed parcel existing as of the date of this Ordinance, or as amended, is changed to a less restrictive zone district, any required buffer shall be installed in compliance with this Section within six (6) months of the effective date of the rezoning. This provision shall not apply to rezonings initiated by the City.
- D.** If two (2) zoning districts requiring a buffer zone are separated by a street, the design of the required buffer zone shall be reduced by one (1) level; for example, a required Major Buffer shall be reduced to a Moderate Buffer. Notwithstanding the foregoing, the minimum buffer installed shall be a Minor Buffer, unless a buffer would otherwise not be required by E, below.
- E.** The following chart defines the required buffers between adjacent zone districts.

BUFFER ZONE	ADJACENT DISTRICT								
	R-1	R-2	CBD	C-NE	C-E	C-SE	C-NW	I-W	I-E
R-1	NR		Minor	Moderate				Major	

BUFFER ZONE	ADJACENT DISTRICT								
	R-1	R-2	CBD	C-NE	C-E	C-SE	C-NW	I-W	I-E
R-2	NR		Minor			Moderate		Major	
CBD	Minor		NR					Minor	
C-NE	Moderate	Minor	NR					Minor	
C-E	Moderate	Minor	NR					Minor	
C-SE	Moderate		NR					Minor	
C-NW	Moderate		NR					Minor	
I-W	Major		Minor					NR	
I-E	Major		Minor					NR	

NR = None Required

F. Buffer Zone Development Standards

- Required buffer zones shall comply with and be maintained to the following standards:

Buffer Requirements	Major	Moderate	Minor
Minimum width	30 feet	20 feet	10 feet
Equivalent of 2 rows of approved canopy trees staggered at a maximum of:	20 foot interval		30 foot interval
6 foot high continuous obscuring screen	Required		

- The required six (6) foot high continuous obscuring screen may be comprised of plant material, berming, screen walls or fences, or any combination of these elements in addition to the required plant materials.
- If berming is used for all or part of the obscuring screen, all required plant materials shall be placed on the top and both sides of the slope. Where necessary the minimum buffer width shall be increased to accommodate side slopes of a maximum of three (3) feet in width to one (1) foot in height.
- If a screen wall or fence is used for all or part of the obscuring screen the equivalent of four (4) shrubs is required per twenty (20) linear feet on each side of the wall or fence, unless the wall or fence is constructed on the property line, in which case all required plantings may be placed on the interior of the lot.

5. The balance of the required buffer shall be covered with grass or approved ground cover in accordance with this Section.
6. Any plant material, berm, obscuring screen or other landscape feature shall be installed in such a manner so as not to alter drainage patterns on the site or on adjacent properties; obstruct vision for reasons of safety, ingress or egress; or cause damage to utility lines (above and below ground) and public roadways.
7. Should the Planning Commission (or Zoning Administrator when Planning Commission action is not required) determine, upon inspection, that adequate landscape screening on a site already exists or that landscape screening is not required, the Planning Commission or Zoning Administrator may waive or reduce the requirements of this Section. Criteria which shall be used when considering a waiver or reduction shall include, but shall not be limited to:
 - a. Topography variations
 - b. Existence of natural vegetation
 - c. Existing and proposed building placement
 - d. Sight distances
 - e. Adjacent land uses

SECTION 11.3 GENERAL LANDSCAPE DEVELOPMENT STANDARDS

A. Minimum Plant Material Standards:

1. Landscaping may include plant materials such as trees, shrubs, ground covers, perennials and annual plants; landscape elements such as rocks, water features, fences, walls, paving materials, and site lighting; and site furnishings such as benches, drinking fountains, trash receptacles, and planters.
2. All plant materials shall be certified to be hardy to Muskegon County, free of disease and insects and conform to the standards of the American Association of Nurserymen. All landscaping shall be maintained in a healthy, neat and orderly state, free from refuse and debris. Any dead or diseased plants shall be replaced.
3. Minimum plant sizes at time of installation:

Tree Type	Minimum Size at Planting
Deciduous Canopy Tree	2 ½ inch caliper
Deciduous Ornamental Tree	2 inch caliper
Evergreen Tree	6 foot height
Deciduous Shrub	2 foot height
Upright Evergreen Shrub	2 foot height
Spreading Evergreen Shrub	18 - 24 inch spread

4. Calipers are measured at six (6) inches above the ground, for calipers of four (4) inches or less, and measured at twelve (12) inches above the ground for calipers of greater than four (4) inches. Tree and shrub heights are measured from the ground to the highest point where branches of the bush or tree begin.
5. The following trees are not permitted as they split easily; their wood is brittle and breaks easily; their roots clog drains and sewers; and they are unusually susceptible to disease or insect pests:

Alder	Elm, Siberian
Birch, paper	Maple, Silver
Black Locust	Mulberry
Boxelder	Poplars
Buckthorn	Tree of Heaven
Catalpa	Willows (all species)
Cottonwood	

B. Minimum Standards for Berms:

1. Berms shall maintain a side slope not to exceed a one (1) foot rise to a three (3) foot in width ratio.
2. Berm areas not containing planting beds shall be covered with grass or living ground cover maintained in a healthy growing condition.
3. If a berm is constructed with a retaining wall or by terracing, the earthen slope shall face the exterior of the site.

C. Minimum Standards for Obscuring Screen Walls and Fences:

1. All obscuring screen walls and fences shall be constructed with new, durable, weather resistant and easily maintained materials. Chain link and barbed wire fences are not permitted.
2. The obscuring screen wall or fence may be constructed with openings that do not exceed twenty percent (20%) of the wall surface. The openings shall not reduce the intended obscuring effect of the wall.

- D.** Detention/retention areas shall be permitted within buffer zones provided they do not hamper the screening intent of the buffer or jeopardize the survival of the plant materials.

- E.** Outdoor solid waste dumpsters shall be screened by a continuous opaque screen at least six (6) feet high. The screen may be comprised of berming, plant material, screen walls or fences or any combination of these elements. Dumpsters may be installed within buffer zones.

- F. If a project is constructed in phases, the landscape screen may also be constructed in phases. The Zoning Administrator shall determine the extent of landscaping required for each phase based on:
1. Adjacent land uses
 2. Distance between land uses
 3. Operational characteristic both on and off site
 4. Building heights
 5. Physical characteristics of the site such as topography, existing vegetation, etc.
- G. If weather conditions or other factors determined by the Zoning Administrator are sufficient enough to warrant a delay in installing landscaping, a performance guarantee of a sufficient amount to insure the installation of all required landscaping shall be required in compliance with the requirements of this Ordinance to ensure that landscaping is installed within a reasonable period of time.
- H. A landscape plan shall be submitted for any new development and for any changes to existing development, except as may be noted in this Chapter. The following minimum information shall be provided:
1. Existing and proposed topography, correlated with the grading plan.
 2. Location, size, type, and condition of existing plant materials to be saved, or moved; proposed means of protecting plant material during construction.
 3. Location of proposed planting materials; a planting list of proposed materials (size, quantity, botanical and common names, spacing, and root type).
 4. Sections, elevations, plans and details of landscape elements such as berms, walls, ponds, retaining walls, and tree wells.
 5. Proposed planting dates.
 6. Planting and staking details.
- I. No landscaping, other than lawn, shall be provided or extend into a public right-of-way without specific written approval from the Zoning Administrator, or as may be approved by the Planning Commission or City Council as part of other approvals.

SECTION 11.4 ADDITIONAL LANDSCAPING AND SCREENING

- A. Where deemed appropriate by the City Council, Planning Commission or Zoning Administrator and where screening is needed to minimize visual, noise, or other impacts from the proposed development or where there may be some other adverse effect caused by the use being reviewed, or where otherwise required by this Ordinance, additional landscaping or screening may be required. Such adverse effect may include, but shall not be limited to, noise, lighting, hazard, traffic conflict, or other such effect.

- B. The nature of such landscaping or screening shall be as required by Section 11.2. The City Council, Planning Commission or Zoning Administrator may designate which buffer is appropriate for the required landscaping or screening.
- C. All other provisions of this Chapter shall be met.
- D. Landscaping in parking areas is governed by the provisions of Chapter 12.
- E. Any site on which a use permitted by this Ordinance is established shall install a lawn or other suitable landscape material for all land areas not covered by impervious surfaces within six (6) months following the issuance of a certificate of occupancy.

SECTION 11.5 SINGLE AND TWO FAMILY RESIDENTIAL LANDSCAPING

- A. A performance guarantee may be required by the City to ensure that landscaping is installed within the six (6) month period. No landscape materials other than lawn and street trees approved by the Zoning Administrator shall be planted within any untraveled portion of a public road right-of-way or public easement for public utilities.
- B. Residential landscaping shall comply with the applicable provisions of this Chapter.

SECTION 11.6 NON RESIDENTIAL AND MULTIPLE FAMILY DESIGN REQUIREMENTS

A. Exterior Building Design

1. Building Walls

Buildings with exterior walls greater than fifty (50) feet in horizontal length shall be constructed using a combination of architectural features and a variety of building materials and landscaping near the walls.

- a. Walls which can be viewed from public streets shall be designed using architectural features and landscaping (abutting the building) for at least thirty percent (30%) of the wall length.
- b. Other walls shall incorporate architectural features and landscaping for at least twenty percent (20%) of the wall length.
- c. Window areas shall cover twenty percent (20%) or more of the exterior wall area facing the principal street(s) from which access is gained.

2. Architectural Features

- a. Architectural features include, but are not limited to the following: recesses, projections, wall insets, arcades, window display areas,

awnings, balconies, window projections, landscape structures or other features that complement the design intent of the structure and are acceptable to the review authority.

- b. In addition, a portion of the on-site landscaping shall abut the walls so that the vegetation combined with the architectural features significantly reduce the visual impact of the building mass as viewed from the street. Additional landscaping requirements of this Ordinance must also be satisfied.

3. Building Materials

- a. The predominant building materials should be materials that are characteristic of Michigan such as brick, decorative tilt-up panels, wood, native stone and tinted/textured concrete masonry units and/or glass products.
- b. Other materials such as smooth-faced concrete block, undecorated tilt-up concrete panels, or pre-fabricated steel panels should only be used as accents and not dominate the building exterior of the structure.
- c. Metal roofs may be allowed if compatible with the overall architectural design of the building.

4. Roof Design

- a. Roofs should be designed to reduce the apparent exterior mass of a building, add visual interest and be appropriate to the architectural style of the building.
- b. Variations within one architectural style are highly encouraged. Visible roof lines and roofs that project over the exterior wall of a building enough to cast a shadow on the ground are highly encouraged, with a minimum overhang of twelve (12) inches.
- c. Architectural methods shall be used to conceal flat roof tops.
- d. Overhanging eaves, sloped roofs and multiple roof elements are highly encouraged.

5. Customer Entrances

Clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, and integral planters are highly encouraged.

- B. Community Amenities:** Community amenities such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located adjacent to the primary entrance to the building(s) are highly encouraged and may be calculated as part of the landscaping requirement.

C. Building and Sign Colors: Exterior colors shall be of low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors such as black, neon, metallic or fluorescent for the facade and/or roof of the building are prohibited except as approved for building trim. The use of trademark colors will require approval.

D. Lighting and Flag Poles

1. On site lighting shall be shielded with cut-off fixtures that direct light downward and onto the site and not shine or glare onto adjacent property or streets.
2. Light poles and/or fixtures and flag poles shall not exceed thirty (30) feet in height. The Planning Commission may permit a higher light fixture in selected locations for larger parking lots where existing or planned residential areas will not be affected.
3. Lighting shall not be attached to buildings or other structures that permit light to be directed horizontally.

E. Natural Features:

Buildings shall be sited to protect existing natural areas such as steep natural grades, trees, significant groupings of healthy vegetation (shrubs and trees) and rock outcroppings. These areas are encouraged to be incorporated into the overall site plan and may be calculated as part of the landscaping requirement if healthy and not damaged during construction.

F. Building Location and Orientation: New buildings shall have at least one principal building entrance oriented toward the front lot line.

G. Pedestrian Walkways

1. Walkways From the Sidewalk To Building Entrances

- a. A continuous pedestrian walkway shall be provided from any adjacent street sidewalk for pedestrians to access building entrances.
- b. This internal walkway shall incorporate a mix of landscaping, benches, and bicycle facilities for at least fifty percent (50%) of the length of the walkway.
- c. Walkways shall be connected to adjacent sites wherever practicable.

2. Walkways From Parking Areas To Building Entrances

- a. Internal pedestrian walkways shall be developed for persons who need access to the building(s) from internal parking areas. The walkways shall be located within the parking areas and shall be designed to provide access from these areas to the entrances of the building(s).

- b. The walkways shall be designed to separate people from moving vehicles as much as possible.
- c. These walkways shall have a minimum width of five (5) feet with no car overhang or other obstruction.
- d. The walkways must be designed for disabled access according to the adopted Building Code for the City of Roosevelt Park.
- e. The walkways shall be distinguished from the parking and driving areas by use of any of the following materials: special pavers, bricks, raised elevation or scored concrete. Other materials may be used if they are appropriate to the overall design of the site and building and acceptable to the review authority.

H. Mechanical Equipment and Service Areas: Mechanical equipment and service areas shall be visually screened from adjacent properties, public roadways, parks, or other public areas. The architectural design of the building shall incorporate design features which screen, contain and conceal all heating, ventilation, air conditioning units, trash enclosures, dumpsters, loading docks and service yards.

I. Access: The following shall apply to any new development proposed for nonresidential and multiple family uses.

1. A maximum of one (1) driveway per street shall be permitted per principal use, or collective principal use, as defined in Section 3.18.
2. A second driveway may be permitted provided that such drive is constructed and permitted to share access with an adjoining principal use or existing lot within the same zoning district, or such drive is part of a one-way driveway system that permits a single point of ingress and a single point of egress.
3. The Planning Commission may permit additional driveways, if justified by a professional traffic study provided by the applicant or owner indicating the need for such additional driveways. The Planning Commission may waive the traffic study if deemed necessary based on cited circumstances.
4. Unless otherwise permitted by the Planning Commission, parking lots and driveways providing access to corner lots shall be required to gain sole access from the lesser traveled of the two (2) intersecting streets.
 - a. For the purposes of this subparagraph, *lesser traveled* shall mean the street having the lowest peak hour (morning or afternoon) traffic volume, as measured within a two (2) year period prior to the date of the application.
 - b. The lesser traveled street may be determined by the Zoning Administrator where traffic count information is not available or was counted more than two (2) years prior to the date of the application submission.

5. The location of new driveways shall be determined by the Planning Commission and coordinated by city staff with any applicable adjacent community (where appropriate) and shall take the following factors into consideration:
- a. The ability to share driveways with adjacent properties and the general compatibility of those adjacent land uses;
 - b. The proximity of the proposed driveways to existing driveways on adjacent properties and properties on the opposite side of the street;
 - c. Any provisions made for front or rear service drives that may eliminate the potential for future driveways on nearby properties;
 - d. The relationship of the proposed driveway location to the internal circulation of the development site.
 - e. The proximity of the proposed driveway to street intersections. Driveways shall be located as far as practicable from any public or private street intersection.

CHAPTER 12

OFF-STREET PARKING AND LOADING

SECTION 12.1 INTENT AND PURPOSE

It is the intent of this Chapter that off-street parking and loading spaces shall be provided and adequately maintained by each property owner in every district for the parking of motor vehicles for the use of occupants, employees, vendors, and patrons of each building and premise constructed, altered, or enlarged under the provisions of this Ordinance. The standards and requirements outlined in this Chapter are to be applied to new developments or substantial alterations to existing developments when deemed appropriate by the City.
(rev. 9/19/03)

SECTION 12.2 JURISDICTION

At the time any building or structure is erected, enlarged, or increased in capacity, or new uses established, off-street parking spaces shall be provided in all districts according to the requirements specified in this Chapter.

SECTION 12.3 PARKING AND LOADING PLAN REVIEW

- A.** Whenever five (5) or more vehicle parking spaces are required for a given use of land, plans and specifications for the construction or alteration of an off-street parking area shall be submitted for approval by the Planning Commission.
- B.** Such plans and specifications shall indicate the location, precise use of buildings, size, site, design, surfacing, marking, lighting, drainage, curb cuts, entrances, exits, landscaping, and any other detailed features essential to the complete design and construction of the parking area.
- C.** Whenever fifteen (15) or more vehicle parking spaces are required for a given use of land, plans and specifications for the construction or alteration of off-street parking areas shall be submitted by a registered professional engineer.

SECTION 12.4 LOCATION OF PARKING AREAS

All off-street parking and loading areas shall be located on the same lot, or other lot in the same zoning district located not more than two hundred (200) linear feet from the building intended to be served. On-street public parking may be considered available to meet all or any portion of the needs of a non-residential use (or in the case of a residential use above a commercial use in the CBD), provided that the Planning Commission finds parking spaces are reasonably available at the time of day needed.

SECTION 12.5 PARKING AREAS EXISTING BEFORE THE EFFECTIVE DATE OF THIS ORDINANCE

A parking area, parking space, or loading area which exists at the time this Ordinance becomes effective, or which is subsequently provided for the purpose of complying with the provisions of this Ordinance shall not thereafter be relinquished or reduced in any manner below the requirements established by this Ordinance.

SECTION 12.6 USE OF RIGHT-OF-WAY

The right-of-way of any city street for residential uses may be used for off-street parking. The area between the street and the sidewalk is called the Terrace. Parking in this area and on the street shall not be allowed within twenty (20) feet of an intersection.

SECTION 12.7 USES OF PARKING AREAS

- A.** Parking spaces and loading areas shall be used exclusively for the parking of vehicles associated with a building, structure or land use for whose employees and patrons it is designed to serve. No commercial activity, special events, repair work, advertising, servicing, or selling of any kind shall be conducted within required parking areas without permission being granted by the Planning Commission. No portable structures, buildings, or equipment shall be permitted within required parking areas, except as may otherwise be permitted by this or other applicable Ordinances.
- B.** No signs shall be erected in parking areas except the following: no more than one (1) directional sign at each entrance or exit may be erected which may also bear the name and/or logo of the enterprise the lot is intended to serve; disabled parking space signs, as provided by the Michigan Construction Code Act, Public Act 230 of 1977, as amended, MCLA 125.1501 et. seq. Such signs shall not project beyond the property line of the premises and are subject to Section 13.4,B.

SECTION 12.8 SCHEDULE OF PARKING REQUIREMENTS

The following table contains the parking requirements for individual uses and activities within the City of Roosevelt Park:

Use	Number of Parking Spaces Required Per Unit of Measure
Residential/Institutional/Recreational	
Single family or duplex dwellings	Three (3) for each dwelling unit, one of which shall be within a covered parking structure
Multiple family dwellings	Three (3) for each dwelling unit, one of which shall be within a covered parking structure
Manufactured home parks	In accordance with the requirements of the State manufactured Housing Commission
Lodging and boarding house, fraternity, or similar use, including bed and breakfasts	One (1) for each room
Housing for the Elderly	One (1) for every two (2) dwelling units, plus one (1) space for each five dwelling units. However, should units revert to general occupancy, then three (3) spaces per unit shall be provided, one of which shall be within a covered parking structure
Community building, clubhouse, meeting facility, or any similar type of use.	One (1) space for each one hundred (100) square feet of gross building area or one (1) space for each three (3) persons permitted to occupy the building by law, whichever is greater
Churches or Temples	One (1) for each four (4) seats in the main room for worship
Hospitals	Two (2) for each patient bed
Home for the aged and Nursing Home	One (1) for each two (2) beds
Day Care Centers	Two (2) spaces, plus one (1) for every eight (8) children licensed

Use	Number of Parking Spaces Required Per Unit of Measure
Elementary and Junior High Schools	Five (5) spaces plus one (1) space for each classroom in addition to the requirements of the auditorium
Senior High Schools	Five (5) spaces plus one (1) space for each classroom plus one (1) space for each ten (10) students, OR space required for the auditorium or stadium, whichever is greater
Theaters & Auditoriums	One (1) for each four (4) seats
Stadium, sports arenas or similar places of outdoor assembly	
Dance halls, civic clubs, fraternal orders, union halls, or any similar type of use	One (1) space for each one hundred (100) square feet of gross floor area or one (1) space for each three (3) persons permitted to occupy the building by law, whichever is greater
Miniature or par three golf courses	Five (5) spaces plus three (3) for each hole
Commercial	
Drive in car washes, automatic	Fifteen (15) standing spaces for each washing bay; Two spaces outside the bay exit per bay
Drive in car washes, self-serve	Three (3) standing spaces for each washing bay; Two spaces outside the bay exit per bay
Automobile service stations	Two (2) for each service bay and one (1) for each washing bay
Bowling Alleys	Five (5) for each alley, in addition to any requirement for other uses such as bar, restaurant or billiard room

Use	Number of Parking Spaces Required Per Unit of Measure
Funeral Homes and Mortuary Establishments	One (1) for each thirty (30) square feet of floor space
Personal service establishments	One (1) space for each fifty (50) square feet UFA
Restaurants - without drive-through facilities	One (1) space for each one hundred (100) square feet UFA or one (1) space for each two (2) persons allowed within the maximum occupancy load established by any applicable codes or ordinances, whichever is greater
Restaurants with drive-through facilities	One (1) space for each one hundred (100) square feet of UFA or one (1) space for each one and one-half (1½) persons allowed within the maximum occupancy load established by any applicable codes or ordinances, whichever is greater
Retail stores not otherwise specified	One (1) space for each two hundred (200) square feet GFA
Video rental stores	One (1) space for each one hundred (100) square feet UFA
Motels, hotels, or other commercial establishments lodging	One (1) for each occupancy unit plus extra spaces for dining rooms, ballrooms, or meeting rooms as required by this Ordinance. Should units revert to multiple-type use, then two (2) spaces per unit shall be provided
Office	
Business or professional offices and banks not including medical office	One (1) for every two hundred (200) square feet of floor area
Medical Offices and Clinics	One (1) for every one hundred and fifty (150) square feet of floor area

Use	Number of Parking Spaces Required Per Unit of Measure
Industrial	
Industrial or Research establishments	One (1) space for each one thousand (1,000) square feet plus those spaces required for offices located on the premises
Warehousing or wholesale establishments	One (1) for every seventeen hundred (1,700) square feet of floor area

SECTION 12.9 RULES FOR MEASUREMENT AND INTERPRETATION

- A. In the case of a use not specifically mentioned, the requirements of off-street parking for a use which is mentioned and which is most similar to the use not listed, shall apply as determined by the Zoning Administrator.
- B. When benches, pews, or other similar seating is used, each twenty (20) inches of said seating shall be counted as one seat.
- C. Requirements for parking stated in terms of employees shall be based upon the maximum number of employees likely to be on the premises during the largest shift.
- D. Floor area, unless otherwise noted, shall include the entire enclosed floor area of a building as measured from the exterior surface of exterior walls.
- E. Where units or measurement determining the number of required parking spaces result in a fraction equal to or greater than one half, an additional space shall be required.

SECTION 12.10 SITE DEVELOPMENT REQUIREMENTS

- A. All off-street parking areas shall be designed, constructed and maintained in accordance with this Section.
- B. **Material:** All parking areas shall have a bituminous asphalt or concrete surface. No parking areas in residential districts shall be located in front of the principal structure unless a) located on the terrace; b) located on the approved parking space in front of a garage or c) in a circular drive. *(rev. 9/19/03)*

C. Parking Identification:

Each parking space shall be clearly identifiable. Parking spaces and maneuvering lanes shall be sufficient in width to allow ease in turning movements in and out of parking spaces. The minimum required dimensions of parking spaces and maneuvering lanes shall be as indicated on the accompanying table.

Parking Pattern	Aisle Width		Parking Space	
	2 Way	1 Way	Width ¹	Length ²
Parallel	20 ft.	12 ft.	9 ft.	25 ft.
30-53°	20 ft.	12 ft.	9 ft.	21 ft.
54-74°	22 ft.	13 ft.	9 ft.	21 ft.
75-90°	24 ft.	15 ft.	9.5 ft.	20 ft.

1 Measured perpendicular to the longitudinal space centerline.
 2 Measured along the longitudinal space centerline.

D. Defined Drives: Ingress and egress to parking areas shall be provided by means of clearly limited and defined drives as provided for below:

1. All parking areas providing more than five (5) parking spaces shall be provided with a drive for ingress and egress of not less than twenty four (24) feet in width. When one-way drives or boulevards are utilized, the minimum width of a lane shall be twelve (12) feet.
2. All parking areas providing more than five (5) parking spaces shall be designed so as to not make it necessary for vehicles to back directly onto a street.

E. Large Vehicle Space Requirements: Off-street parking facilities for trucks, buses, and recreational vehicles at restaurants, motels, hotels, service stations, commercial garages, and similar establishments shall be sufficient in size to adequately serve large vehicles and trucks without interfering with other vehicles shall not be less than twelve (12) feet in width and forty (40) feet in length. Access drives for such vehicles shall be designed with adequate turning radius and with special provisions for slow entry onto public streets and highways.

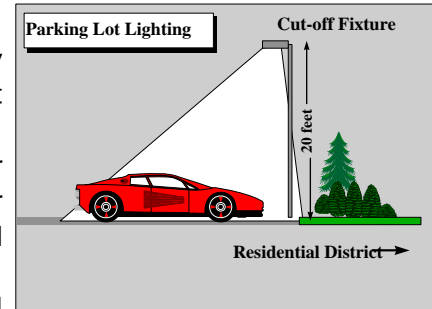
F. Commercial Vehicle Prohibitions:

1. The owner, tenant, or lessee of any lot, parcel, or tract of land in a Residential District or on a lot used for residential purposes shall not permit or allow the storage or parking, at any time thereon, of trucks, semi-trucks and tractor trailers, manufactured homes, tractors, bulldozers, earth carriers, drag lines, cranes, steam shovels and/or any other heavy equipment or machinery.
2. It is provided that equipment necessary to be parked on a lot or parcel during the construction work thereon shall be excepted from this restriction.

3. This restriction shall not apply to pickup or smaller panel trucks.

G. Parking Lot Lighting: Parking lots shall be adequately lit to ensure security and safety and shall meet the following requirements, unless detailed elsewhere in this ordinance.

1. Light fixtures shall be no higher than thirty (30) feet and shall be provided with light cut-off fixtures that direct light downward.
2. For parking lots serving a single building or groups of related commercial, industrial, or office buildings in excess of five hundred (500) spaces the Planning Commission may permit a higher light fixture in selected locations within the parking lot where existing or planned residential areas will not be affected.
3. Lighting shall not be attached to buildings or other structures that permit light to be directed horizontally.



SECTION 12.11 JOINT USE OF PARKING ARE

- A. The use of a single parking area by two (2) or more uses which are individually required to maintain more than ten (10) parking spaces shall be encouraged whenever such use is practical and when all requirements for location, design, and construction are met.
- B. In computing capacities of any joint use of parking areas, the total parking space requirement is the sum of the individual requirements that will occur at the same time each day. When parking space requirements for individual uses occur at distinctly different times during the day, the total required parking spaces may be reduced by the Planning Commission.
- C. A copy of an agreement between the joint users of a parking area shall be recorded with the Muskegon County Register of Deeds. Such agreement shall guarantee the long term use and maintenance of the parking facility by each party.

SECTION 12.12 BUILDING ADDITIONS AND CHANGE OF USE

Whenever a building, structure, or use is modified, expanded, and changed in use from one category to another, and such activity requires a permit pursuant to this Ordinance, the parking space requirements shall be reviewed and made to comply with the standards of this Ordinance.

SECTION 12.13 LOADING AND UNLOADING SPACE REQUIREMENTS

- A.** In order to prevent undue interference with the public use of streets, every manufacturing, storage, warehouse, department store, wholesale store, retail store, auto dealership, lumber yard, and other uses similarly and customarily receiving or distributing goods by motor vehicle shall provide loading and unloading space on the premises for the number of vehicles that will be at the premises at a particular time on an average day of full use.
- B.** Plans and specifications showing required loading and unloading spaces including the means of ingress and egress and interior circulation shall be submitted pursuant to Chapter 9, Site Plan Review.
- C.** Loading spaces required under this Section shall be provided as area additional to off-street parking spaces required in this Chapter, and such loading spaces shall not be considered as supplying off-street parking space.
- D.** There shall be provided adequate space for standing, loading, and unloading services not less than twelve (12) feet in width, forty (40) feet in length, and fifteen (15) feet in height, open or enclosed, for uses listed in the following table:

Use	Floor Area (Sq. Ft.)	Required Spaces
Commercial uses, such as retail stores, personal services, amusement, and automotive service	First 2,000	none
	Next 20,000 or fraction thereof	1
	Each additional 20,000 or fraction thereof	1
Hotels, Offices	First 2,000	none
	Next 50,000 or fraction thereof	1
	Each additional 100,000 or fraction Thereof	1
Wholesale and storage, including building and contractor's yards	First 20,000	1
	Each additional 20,000 or fraction thereof	1
Manufacturing uses	First 20,000 or fraction thereof	1
	Each additional 20,000 or fraction thereof	1

Funeral Homes and Mortuaries	First 5,000 or fraction thereof	1
	Each additional 10,000 or fraction thereof	1
Hospitals	First 10,000	none
	Next 100,000 or fraction thereof	1
	Each additional 200,000 or fraction thereof	1
For similar use not listed	For each building 5,000 or over	1

- E.** All off-street loading and unloading facilities that make it necessary to back directly into a public road shall be prohibited. All maneuvering of trucks and other vehicles shall take place on the site and not within a public right-of-way.
- F.** Design Requirements:
1. Off-street loading spaces and access drives shall be drained, and shall have appropriate bumper or wheel guards where needed.
 2. Any light used for illumination shall be arranged to reflect light away from adjoining premises and streets.
 3. Where any off-street loading space adjoins or abuts a lot or premises used for residential or educational purposes, or abuts a Residential Zoning District, a masonry wall, solid fence or Planning Commission approved berm/landscape area not less than four (4) feet in height shall be provided between the off street loading and unloading space and said uses or district.

SECTION 12.14 DEFERRED PARKING

The Planning Commission, may defer construction of a portion of the required number of parking spaces for nonresidential uses if the following conditions are met:

- A.** Deferred parking areas shall be shown on a site plan and shall be of sufficient area to permit the construction of the total number of parking spaces required by this Section. Such areas shall not be used for any other purpose required by this Ordinance (such as landscaped buffers, etc.) and shall be kept open.
- B.** Alterations to the deferred parking area to add parking spaces may be initiated by the owner or required by the Zoning Administrator based on parking needs and shall require the submission and approval of an amended site plan, as required by Chapter 9.

SECTION 12.15 DISABLED PARKING REQUIREMENTS

Off-street parking areas shall include spaces for the disabled in accordance with the provisions of Act 230 of the Public Acts of the State of Michigan, 1972, as amended and shall be included in the count of required spaces.

SECTION 12.16 PARKING LOT LANDSCAPING (For Non-Residential or Multiple Family Uses)

- A.** This Section is applicable to parking lots serving any nonresidential or multiple family use in any District. A parking lot landscape plan shall be submitted with any application for a building permit or when otherwise required by this Ordinance.
- B.** Landscaping required by this Section shall comply with the applicable provisions of Chapter 11, except that the requirements of this Section shall be waived if the area normally required by this Section to be landscaped is located in a required buffer area.
- C.** Existing parking areas:
1. These requirements shall be met for any existing parking lot which is expanded more than twenty-five percent (25%) of its original existing area, after the adoption of this Ordinance, or when any parking area is substantially altered (e.g., removal and replacement of existing pavement).
 2. Any landscaping existing within or bordering any existing parking area shall not be removed unless replaced with landscaping meeting the requirements of this Section.
- D.** General Requirements
1. Landscaping shall be planned and installed such that, when mature, it does not obscure traffic signs, fire hydrants, or lighting, and does not alter drainage patterns on the site or on adjacent properties; obstruct vision for reasons of safety, ingress or egress; or cause damage to utility lines (above and below ground) and public roadways.
 2. Any landscaped area required by this Section shall be constructed outside any public street right-of-way.
 3. All landscaped areas, including perimeter areas, shall be protected by a raised or rolled concrete curb.

E. Frontage Landscaping

1. Where any parking area directly abuts or faces a public street, a screen shall be required between the parking area and the road right-of-way. Such screen shall consist of, at a minimum, one (1) of the following:
 - a. A strip of land at least five (5) feet in width and a solid screen comprised of a hedge or decorative wall, or any combination thereof, which measures at least three (3) feet in height; or
 - b. A strip of land at least ten (10) feet in width containing landscaping equivalent to a Minor Buffer, as described in Section 18.2 except that the obscuring screen need not be provided.
2. The required strip of land shall also be covered with grass or other approved ground cover.

F. Interior Landscaping- (Landscape Islands)

1. Interior landscaping shall be provided for any parking area containing twelve (12) or more parking spaces.
2. The interior of the parking lot shall begin at the outside boundary of the parking area.
3. The interior area of any parking lot shall incorporate one (1) planting island per each twelve (12) parking spaces, or part thereof.
4. Each planting island shall be at least ninety (90) square feet in area with a minimum single dimension of nine (9) feet.
5. Landscaped islands shall be dispersed evenly throughout the parking lot and may be used to separate pedestrian areas, maneuvering areas, and drives.
6. Trees planted shall comply with the provisions of Section 11.3, A.

CHAPTER 13

SIGNS

SECTION 13.1 PURPOSE AND INTENT

The purpose of this Chapter is to promote traffic safety, public safety, and the conservation of property values through the application of reasonable controls over the use, size, placement, and general appearance of signs.

SECTION 13.2 DEFINITIONS

The following definitions refer to this Chapter of this Ordinance and are placed here for convenience.

- A. Sign:** Sign shall mean and include every individual announcement, declaration, demonstration, display, illustration, insignia, surface or space when erected or maintained out of doors in view of the general public for identification, advertisement or promotion of the interests of any person.
- B. Sign, Business:** Any sign erected for the purpose of advertising a business, product, or subject related to the premises on which the sign is located.
- C. Sign, Display Area:** Display area means the entire area enclosing the extreme limits or writing, lighting, representation, emblem or any figure of similar character, together with any frame or other material forming an integral part of the display or used to differentiate the sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed.
- D. Sign, Freestanding:** An advertising structure which is supported by one or more uprights with all parts of the display surface of the sign eight (8) feet or more above the grade at the base of the sign.
- E. Sign, Ground:** A sign which is supported by one or more uprights in or upon the ground where parts of the display surface are less than eight (8) feet above the grade to the bottom of the display area.
- F. Sign, Home Occupation:** A sign containing only the name and occupation used for the purpose of advertising services in conjunction with a lawful home occupation.
- G. Sign, Identification:** A sign giving the nature, logo, trademark or other identifying symbol; address; or any combination of the name, symbol and address of a building, business, development or establishment on the premises where it is located.
- H. Sign, Incidental:** A sign that identifies street address, entrances and exits, safety precautions, identifying logos without text, and other such incidental information, and which sets forth no other advertisement intended to be read from the street.

- I. Sign, Marquee:** A sign which is attached to or hung from the underside of a marquee, awning, canopy, or other covered structure projecting from and supported by a building and does not project horizontally beyond or vertically above said marquee, awning, canopy, or covered structure.
- J. Sign, Name Plate:** A sign located on premises, giving the name or address, or both, of the owner or occupant of a building or premises.
- K. Sign, Off-Premise:** A sign located on a different parcel of land or lot or premise than where the business, product, service, event, or person or subject is being advertised.
- L. Sign, On-Premise:** A sign located on the parcel of land or lot advertising a business, product, service, event, person or subject being offered on said parcel of land or lot.
- M. Sign, Placard:** A sign not exceeding an area of two (2) square feet which provides notices of a public nature, such as "No Trespassing" or "No Hunting" signs.
- N. Sign, Portable:** A sign that is not permanent, affixed to a building, structure or the ground including signs supported on mobile chassis other than motor vehicles.
- O. Sign, Projecting:** A sign which is attached directly to the building wall, and which extends more than fifteen (15) inches, but not more than five (5) feet from the face of the wall.
- P. Sign, Roof:** A sign which is erected, constructed and maintained upon or above the roof of a building, or parapet wall and which is wholly or partially supported by the building.
- Q. Sign, Setback:** The minimum linear distance as measured from the street right-of-way line to the nearest part of the sign or advertising structure.
- R. Sign, Wall:** A sign that is attached directly to a wall, mansard roof, roof overhang, parapet wall, or above a marquee of a building with the exposed face of the sign in a plane parallel to the building wall or to the surface on which it is mounted, and which projects not more than eighteen (18) inches from the building or structure wall, and which does not have any part of such sign or sign supports extending above the uppermost building line not including chimneys, flag poles, electrical or mechanical equipment, TV antennas or any other similar equipment and extensions.

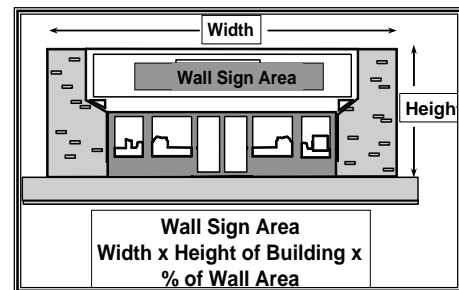
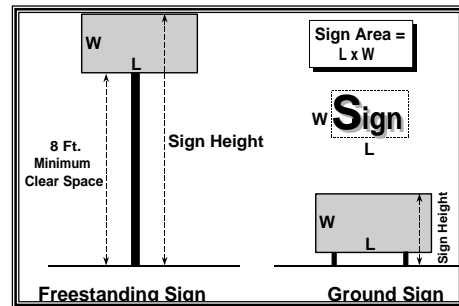
SECTION 13.3 GENERAL PROVISIONS RELATED TO SIGNS

A. PERMITS:

1. No sign, name plate, marquee, or other advertising structure shall be erected, replaced, structurally altered, enlarged, illuminated, changed in purpose, or relocated without first obtaining a sign permit pursuant to this Chapter, except those signs specifically exempted by Section 13.3, D of this Ordinance.
2. An application for a sign permit shall be made to the City, by the owner of the property on which the sign is proposed to be located or by his or her agent, or lessee.
3. The Zoning Administrator shall review all properly filed applications for sign permits and issue permits only for those applicants fully meeting the criteria established in this Ordinance and the City Building Code. The Development Official shall approve or reject the application within a reasonable period of time.
4. A schedule of permit fees shall be established and may be amended from time to time by resolution of the City Council.

B. Determination of Display Area and Height:

1. Except as noted in subparagraphs 3-4 below, the display area permitted for any sign shall be determined as the entire area within a square, rectangle, circle, triangle or parallelogram enclosing the extreme limits or writing, lighting, representation, emblem or any figure of similar character, together with any frame or other material forming an integral part of the display or used to differentiate the sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed.
2. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign; except that where two (2) such faces are placed back to back and are at no point more than three (3) feet from one another, the area of the sign shall be taken as the area of one face if the two faces are of equal area, or as the area of the larger face if the two faces are of unequal area.



3. The display area of signs painted directly on building wall surfaces shall be limited to that area within a circle, square, rectangle, triangle, or parallelogram enclosing the extreme limits of writing, letters or numbers.
4. Time and temperature displays including clock facings shall not herein be counted toward the allowable sign display area.
5. The height of sign shall be measured to the maximum vertical distance from the uppermost extremity of a sign or sign support to the average ground level at the base of the sign. Berms or other supporting measures for any sign shall be included in the computation for height.
6. Buildings with multiple tenants
 - a. The sign areas for wall signs, marquee signs, projecting signs, and awning signs shall be determined by taking that portion of the front wall of the building, applicable to each tenant space, and computing sign requirements for that portion of the total wall.
 - b. In the case of a corner lot, the wall area adjacent to the tenant space on the second street frontage shall be used to calculate the sign area for a second wall sign, awning sign, or projecting sign.
 - c. Each sign shall be attached to the same wall which is used to determine its size.
 - d. Only allowed one free standing sign per lot.

C. Prohibited Signs:

1. Any sign not expressly permitted is prohibited, including all signs noted in this subsection.
2. Roof signs. For the purpose of this Chapter, a sign that is mounted on a mansard roof, roof overhang, parapet wall, above a marquee, or on a wall with a roof below, shall not be considered as a roof sign, but shall instead be considered as a wall sign for that side of the building, provided that no part of such sign extends above the uppermost building line not including chimneys, flag poles, electrical, mechanical equipment, TV antennas and other similar equipment and extensions.
3. No sign shall employ any flashing, moving, oscillating, blinking, or variable intensity light or intermittent lights resembling the flashing lights customarily used in traffic signals, or police, fire, ambulance, or rescue vehicles, or lights so bright as to be blinding or distracting to a vehicle driver. However, variable time-temperature signs and intermittent electronic message boards may be permitted, provided each message shall not change more often than once every five (5) seconds.
4. No sign shall contain any moving or animated parts nor have the appearance of having any moving or animated parts.
5. A sign using the words, "Stop", "Danger", or any other words, phrases, symbols, or characters, in such a manner as to interfere with, mislead, or

confuse a vehicle driver.

6. Billboards either as on or off-premise signs.
7. Any sign which obstructs the ingress or egress from a required door, window, or other required exit.
8. Signs located in the right-of-way of public streets or highways, except as may otherwise be permitted by this Chapter.
9. Strings of light bulbs, pennants, or streamers, or (other than those of a residential use or a governmental or educational institution not used for the purpose of commercial advertisement) hung overhead to draw attention to a business or its merchandise on display.

D. Exempt Signs: The following signs are permitted on premise with permission of the landowner without a written sign permit.

1. Real estate signs on premise for property to be sold or leased.
2. Building construction signs.
3. Political signs.
4. Placards and directional signs, not exceeding six (6) square feet in display area on each side.
5. Signs identifying a builder's address and/or the names of the occupants, but not advertising an occupation or business and not exceeding two (2) square feet in display area on each side.
6. Historic markers, signs identifying the name of a building or date of erection of a structure and official notices of any court or public agency not exceeding six (6) square feet in display area on each side.
7. Traffic control, directional, warning, or informational signs when authorized by a public agency having appropriate jurisdiction which conforms to the requirements of the Michigan Manual of Uniform Traffic Control Devices.
8. Flags, pennants, or banners bearing the official insignia of a nation, state, county, municipality, or educational institution not to exceed fifty (50) square feet in display area on each side.
9. Governmental signs including welcome signs, park signs and municipal buildings.

E. Additional regulations applicable to ground signs and decorative walls for residential subdivisions (see also Section 13.5)

1. Subject to the provisions of this Chapter, a sign identifying entrances to a residential subdivision within the City may be permitted. Such signs shall be permitted as noted in Section 13.5, provided that they will not, by reason of their size, location, construction, or manner of display, endanger persons or property, cause a traffic hazard, or be incompatible with adjoining property use.

2. The location of subdivision identification signs may be within the public street right-of-way, but not in the traveled portion thereof for vehicular traffic. Written approvals of proposed sign placement and location shall first be obtained from appropriate City department heads, including the Chief of Police, the Fire Chief and the head of the Department of Public Works.
3. All such signs shall be maintained in good condition and be visually attractive. The immediate area surrounding the sign shall be landscaped.
4. Maintenance of all signs shall be at the expense of the owner, or owners, of the signs, which may be the subdivision property owners association, proprietor of the plat or other responsible person or entity.
5. The owner(s) of such signs shall obtain liability insurance coverage for injury to persons and damage to property, arising out of their ownership, use or maintenance, in limits suitable to the City. Such insurance shall be primary to all other insurance coverage, shall include the City as a named insured, and shall be maintained at all times while the sign is located within the public street right-of-way. Proof of insurance shall be furnished to the City.
6. As a condition of approval of the placement of subdivision signs in the public street right-of-way the owner(s) of the sign shall enter into an agreement with the City of Roosevelt Park in which the owner(s) covenants to hold the City harmless from any injury to persons and/or property damage arising out of the ownership, use and maintenance of the signs, and to indemnify the City for any injury and/or damage it may sustain by reason of such ownership, use or maintenance, including costs and attorney's fees.
7. Removal and replacement of such signs shall be by application to the Zoning Administrator. Approval shall be granted by the Zoning Administrator unless safety conditions, sign modifications, utility placement or relocation, street widening or relocation, need of other municipal improvements, or other such changing conditions occur which may for reasons of public health, safety, and welfare make replacement impractical. The City may require removal of such signs in the public right-of-way, at the owner's expense in any such cases where the public health, safety, or welfare is adversely affected by the continued existence of the sign in its location.

SECTION 13.4 SIGNS PERMITTED IN ANY ZONING DISTRICT

- A. Signs identifying contractors, architects, builders, or owners names during the period of construction are permitted subject to the following restrictions:
 1. Such signs shall not exceed fifty (50) square feet in display area on each side and eight (8) feet in height.
 2. Signs designating the future site of a subdivision shall not exceed thirty-two (32) square feet in display area on each side.
 3. Construction signs shall not be erected until a building permit has been

issued for the project which is the subject of the proposed sign and construction activity has begun.

4. Signs must be setback at least fifteen (15) feet from the front property line.
 5. Construction signs shall be removed within fifteen (15) days of the issuance of any Occupancy Permit for any building or structure which is the subject of the construction sign.
- B.** Directional signs are permitted subject to the following restrictions:
1. See Section 12.7,B.
 2. No such sign shall exceed six (6) square feet in area or four (4) feet in height.
 3. Directional signs shall be limited to traffic control functions.

- C. Incidental signs pertaining to any conforming accessory activity being conducted on the premises are permitted in any District, subject to the following restrictions:
 - 1. No individual sign shall exceed six (6) square feet in area.
 - 2. Only those signs which, in the opinion of the Zoning Administrator are necessary to indicate entrances, exits, safety precautions, including identifying logos without text, and other such incidental language shall be permitted.

SECTION 13.5 NON-CONFORMING SIGNS, ILLEGAL SIGNS, AND SIGNS ACCESSORY TO NON-CONFORMING USES

- A. Every permanent sign which does not conform to the height, size, area, or location requirements of this section as of the date of the adoption of this Ordinance, is hereby deemed to be non-conforming.
- B. Non-conforming signs may not be altered, expanded, enlarged, or extended; however, non-conforming signs may be maintained and repaired so as to continue the useful life of the sign.
- C. For purposes of this Chapter, a non-conforming sign may be diminished in size or dimension or the copy of the sign amended or changed without jeopardizing the privilege of non-conforming use. If a sign is nonconforming in its setback, this Section shall not apply, and the sign may not be replaced.
- D. Any non-conforming sign destroyed by fire or other casualty loss shall not be restored or rebuilt if the cost of reconstruction will constitute more than fifty (50) percent of the value of the sign on the date of loss.
- E. Any sign which for a period of nine (9) months or more no longer advertises a bona fide business conducted, service performed, or product sold, shall be removed by the owner of the building, structure, or property upon which such sign is located, within thirty (30) days of receipt of written notice by the Zoning Administrator.
- F. A sign, accessory to a non-conforming use, may be erected in the city in accordance with the sign regulations for the subject zoning district.

SECTION 13.6 SIGN REQUIREMENTS FOR INDIVIDUAL ZONING DISTRICTS

Sign requirements for specific zoning districts are contained in the following tables:

RESIDENTIAL ZONING DISTRICTS - PERMITTED SIGNS
Ground signs for manufactured home parks, multiple family complexes, schools, or other non-residential uses allowed in the District

RESIDENTIAL ZONING DISTRICTS - PERMITTED SIGNS	
Number	1 per major entrance
Size	No greater than 32 square feet
Location	Minimum of ½ of the front setback required for main buildings and a minimum of 15 feet from any side property line
Height	No higher than 8 feet
Ground signs and decorative walls for residential subdivisions (see also Section 13.3, E)	
Number	1 per street entrance
Size	No greater than 75 square feet (sign size only)
Location	See Section 13.3, E
Height	No higher than 8 feet
Wall signs for home occupations	
Number	1 per lot or parcel
Size	No greater than 2 square feet
Location	On wall of house facing street and nonilluminated
Wall signs for non-residential uses	
Number	1 per street frontage
Size	No greater than 5% percent of the wall area to which the sign is affixed.
Location	On wall of building facing street
Political signs	
Number	1 per issue or candidate per lot or parcel
Size	No greater than 6 square feet
Location	Minimum of 15 feet from any side property line
Height	No higher than 6 feet
Real estate signs	
Number	1 per lot or parcel and may not be illuminated
Size	No greater than 6 square feet for lots or parcels under 1 acre; 32 square feet for vacant lots or parcels over 1 acre
Location	Minimum of 15 feet from any side property line

RESIDENTIAL ZONING DISTRICTS - PERMITTED SIGNS	
Height	No higher than 6 feet; 8 feet if over 1 acre

COMMERCIAL DISTRICTS - PERMITTED SIGNS- EXCLUDING CBD	
Ground Signs	
Number	1 per street frontage (provided the frontage meets the required lot width for the district in which it is located), except that only 1 ground sign or 1 freestanding sign shall be permitted per street frontage
Size	No greater than 50 square feet
Location	Minimum of 15 feet from any side property line
Height	No higher than 8 feet
Freestanding signs	
Number	1 per street frontage (provided the frontage meets the required lot width for the district in which it is located), except that only 1 ground sign or 1 freestanding sign shall be permitted per street frontage
Size	No greater than 50 square feet
Location	Minimum of 15 feet from any side property line
Height	No higher than 20 feet, except when the front setback of the sign exceeds 30 feet 1 additional foot in height shall be allowed for each additional foot in setback beyond 30 feet to a maximum height of 30 feet.
Wall signs	
Number	1 per street frontage
Size	No greater than 10% percent of the wall area to which the sign is affixed.
Location	On wall of building facing street
Political signs	
Number	1 per issue or candidate per lot or parcel
Size	No greater than 6 square feet
Location	Minimum of 15 feet from any side property line
Height	No higher than 6 feet
Real estate signs	
Number	1 per lot or parcel

COMMERCIAL DISTRICTS - PERMITTED SIGNS- EXCLUDING CBD	
Size	No greater than 16 square feet if under 1 acre, 32 square feet if over 1 acre.
Location	Minimum of 15 feet from any side property line
Height	No higher than 6 feet
Portable signs (C-E, C-SE and C-NW only) (rev. 9/19/03)	
Number	1 per lot or parcel limited to a total display period of 45 days, in any 365 day period.
Size	No greater than 32 square feet
Location	Minimum of ½ the required setback for the main building from any property line
Height	No higher than 6 feet

CBD CENTRAL BUSINESS COMMERCIAL DISTRICT - PERMITTED SIGNS	
Wall signs or projecting signs	
Number	1 per street frontage plus 1 per side facing a parking lot to identify the location of any public entrance
Size	Street frontage - no greater than 10% percent of the wall area to which the sign is affixed; Parking lot frontage - no greater than 5% percent of the wall to which the sign is affixed
Location	On wall of building facing street and wall facing public or private parking area
Height	Projecting sign: Minimum clear space of 8 feet from bottom of sign and not higher than the roof line of the building
Ground sign or freestanding sign, when no projecting signs are used	
Number	1 street frontage (provided the frontage meets the required lot width for the district in which it is located), except that only 1 ground sign or 1 freestanding sign shall be permitted per street frontage
Size	No greater than 50 square feet per sign
Location	Minimum of 5 feet from any property line or adjacent building
Height	Ground sign: No higher than 8 feet; Freestanding sign: No higher than 20 feet
Political signs	
Number	1 per issue or candidate per lot or parcel
Size	No greater than 6 square feet

CBD CENTRAL BUSINESS COMMERCIAL DISTRICT - PERMITTED SIGNS	
Location	Minimum of 5 feet from any property line or adjacent building
Height	No higher than 6 feet
Real estate signs	
Number	1 per lot or parcel
Size	No greater than 16 square feet
Location	Minimum of 5 feet from any property line or adjacent building
Height	No higher than 6 feet
Marquee signs	
Number	1 per street frontage
Size	No greater than 50 square feet
Location	On face of marquee
Height	Minimum clear space of 8 feet from bottom of marquee
Awning signs	
Number	1 per awning face
Size	No greater than 20% percent of any awning face to which the sign is affixed
Location	On face of awning
Height	Minimum clear space of 8 feet from bottom of awning

INDUSTRIAL DISTRICTS - PERMITTED SIGNS	
Ground signs	
Number	1 per lot or parcel
Size	No greater than 32 square feet
Location	Minimum of 5 feet from the front property line, 15 feet from all others
Height	No higher than 6 feet
Wall signs	
Number	1 per street frontage
Size	No greater than 5% percent of the wall area to which the sign is affixed
Location	On wall of building facing street
Political signs	
Number	1 per issue or candidate per lot or parcel
Size	No greater than 6 square feet
Location	Minimum of 5 feet from the front property line, 15 feet from all others
Height	No higher than 6 feet
Real estate signs	
Number	1 per lot or parcel
Size	No greater than 16 square feet if under 1 acre; 32 square feet if over 1 acre
Location	Minimum of 5 feet from the front property line, 15 feet from all others
Height	No higher than 6 feet if under 1 acre; 32 square feet if over 1 acre

CHAPTER 14
ZONING BOARD of APPEALS

SECTION 14.1 INTENT AND PURPOSE.

- A.** The role of the Zoning Board of Appeals (ZBA) as authorized by Michigan's zoning statutes is a unique and important one. The ZBA is empowered to hear and decide appeals from any person or board aggrieved by an administrative decision. An administrative decision is one made by a zoning administrator or the planning commission, or by a legislative body acting in an administrative capacity. The ZBA has significant authority relative to interpreting and ultimately enforcing the legislative intent of zoning regulations. This "quasi-judicial" responsibility is separate from the duties carried out by the City Council, Planning Commission, Zoning Administrator, and others involved in zoning.
- B.** No other body or individual in the City has the power to waive or vary the requirements of the community's zoning law. For this reason, the exercise of that authority must be carried out in conformance with prescribed procedures to ensure to the extent possible that there is uniform application of the zoning laws throughout the community.
- C.** Obtaining a variance from the City's zoning laws should be difficult, at best, to accomplish. Only the rarest of situations should qualify and each must satisfy a number of prescribed tests in order to be granted relief from the regulations that are ultimately intended to protect the general health, safety, and welfare of the community. Each time a waiver of the rules is granted, there is potential to erode the integrity of the community's zoning regulations.
- D.** As with all the City's boards, commissions, and committees, the Zoning Board of Appeals is often asked to make tough choices. It is sometimes difficult to remain entirely objective, not allowing emotion, compassion, and personal preferences to influence a decision. But as a quasi-judicial body, the ZBA must not be persuaded by likes and dislikes, personalities, or personal feelings. Whether the ZBA agrees or disagrees with any provision in the ordinance is irrelevant. Decisions must be based solely on the applicable provisions of the zoning ordinance and the applicant's ability to qualify for some relief from those provisions based on the standards of the ordinance.
- E.** Unless caution is exercised, actions of the ZBA may sometimes have the effect of amending the ordinance and violating the intent of its provisions. The ZBA cannot amend the zoning ordinance, including providing rezoning or text changes. The Board must function solely to provide relief for the rare exception situation where conformance to the zoning requirements is either impossible or would be extremely

difficult. Secondly, the Board must be the "arbiter" of disputes or questions regarding the enforcement or interpretation of the ordinance provisions. This job must be undertaken with a genuine commitment to uphold the intent and spirit of the City zoning regulations.

SECTION 14.2 MEMBERSHIP

A. Composition and Terms

1. **Membership** - The Zoning Board of Appeals shall consist of five (5) members appointed by the City Council, and shall include one (1), but not more than two (2) members from the City Council and Planning Commission respectively. One (1) of the first members shall be appointed for a term of one (1) year, two (2) for a term of two (2) years, and two (2) for a term of three (3) years. Thereafter, each member shall be appointed for a full term of three (3) years, provided, however, the term of a member who is also an elected official of the City shall cease upon termination of the elected position.
2. **Alternate Members** - Two (2) alternate members to the Zoning Board of Appeals may also be appointed by the City Council. Alternate members shall be appointed for a term of three (3) years. The alternate members of the Zoning Board of Appeals may be called as specified herein, to sit as regular members of the Zoning Board of Appeals, if a regular member is absent from or unable to attend two or more consecutive meetings of the Zoning Board of Appeals, or for a period of more than thirty consecutive days. An alternate member may also be called to serve in the place of a regular member for reasons of conflict of interest. The alternate member having been called to serve on a case shall serve on said case until a final decision has been made. The alternate member shall have the same voting rights as a regular member of the Zoning Board of Appeals. The decision of whether an alternate member shall sit in the absence of a regular member shall be determined by the Chairperson of the Zoning Board of Appeals, and if there is no Chairperson, by a majority of the Zoning Board of Appeals' members then in attendance at a duly called meeting of the same, and the records maintained by the Zoning Board of Appeals shall reflect the attendance and participation of any such alternate member.
3. **Compensation** - Each regular and alternate member may receive compensation as the City Council may establish by resolution.
4. **ZBA Elections** - The Zoning Board of Appeals shall annually elect from its membership a Chairperson, Vice-Chairperson, and other officers it deems necessary. The Zoning Board of Appeals is also authorized to appoint an

Executive Secretary for the Board.

B. Vacancies

Any vacancies in the Zoning Board of Appeals shall be filled through appointment by the Council.

SECTION 14.3 ORGANIZATION

- A. Rule of Procedures** - The Zoning Board of Appeals shall adopt rules and/or procedures for the conduct of its meetings and the performance of its powers and duties. The procedures shall be in accord with the provisions of this Ordinance and applicable State law. The Board shall annually elect a chairperson, a vice chairperson, and a secretary.
- B. Meeting Dates** - Meetings of the Zoning Board of Appeals shall be held at the call of the Chairperson and at such other times as the Board may specify in its rules of procedure. The applicable provisions of Public Act 267 of 1976, as amended, MCLA 15.261 et seq. (Open Meetings Act) shall apply.
- C. Quorum** - A majority of the total membership (three {3} members) of the Board shall comprise a quorum, except in the case of a use-variance where four (4) members are necessary.
- D. Minutes** - Minutes shall be kept of each meeting and the Zoning Board of Appeals shall record into the minutes all findings, conditions, facts, and other relevant factors, including the vote of each member upon each appeal case. All meetings and records shall be open to the public. All minutes shall be filed in the office of the City Clerk. The City Clerk, or the Clerk's agent, shall act as recording secretary to the Zoning Board of Appeals, including recording the minutes, publishing legal notices, and providing notices to property owners and others required by law.
- E. ZBA Applications** - Applications shall not be accepted unless all of the following information is submitted:
1. A completed application form (provided by the City);
 2. An accurate, scaled site plan with enough information to clearly indicate the nature of the issue being considered. The Zoning Administrator shall determine the completeness of such plans;
 3. An application fee as may be determined by the City Council from time-to-time and;
 4. A written explanation from the applicant indicating why the application meets the applicable review standards of this Chapter.
- F. Public Hearings** - Upon receipt of an application as required by this Chapter the

Chairperson of the Zoning Board of Appeals shall fix a reasonable time and date for a public hearing.

1. Upon determination of the time and date of the hearing, the Clerk shall notify the following by regular mail or in person, not less than ten (10) days before the public hearing:
 - a. The applicant;
 - b. All persons to whom real property is assessed, within three hundred (300) feet of the boundary of the property in question; and
 - c. The occupants of all structures within three hundred (300) feet of the boundary of the property in question.
2. The Clerk shall also publish a notice of public hearing in a newspaper of general circulation. The notice shall be published not more than ten (10) days nor less than five (5) days prior to the date on which the hearing is to be held. The notice shall contain the date, time and place of hearing, a description of the matter under consideration, a general description of the property involved and the name of the applicant.
3. The Board may adjourn any meeting held in order to allow the obtaining of additional information, or to provide further notice as it deems necessary.

SECTION 14.4 POWERS AND DUTIES

A. The Zoning Board of Appeals shall hear only those matters which it is authorized to hear by Public Act 207 of 1921, as amended, M.C.L. 125.585, and provide its decision based upon the criteria contained in this Ordinance. The Zoning Board of Appeals shall hear the following applications in accordance with the indicated standards.

B. Administrative Appeals

1. The Zoning Board of Appeals shall hear and decide appeals where it is alleged that there is an error in fact, judgment, procedure, or interpretation in any order, requirement, permit, or decision made by the Zoning Administrator or other body enforcing the provisions of this Ordinance.
2. Site Plan Review:
 - a. The Zoning Board of Appeals shall review and make final determination on properly filed appeals from action by the Planning Commission or City Council with respect to Site Plan Reviews conducted pursuant to Chapter 9 this Ordinance.
 - b. The Zoning Board of Appeals has the power to sustain, reverse or remand for further consideration the decision of the Planning Commission or City Council when it is found that the decision is inconsistent with the provisions of this Ordinance or that there was

an error of fact involved in the decision. In making this determination, the Zoning Board of Appeals shall examine the application and all accompanying data as well as the records of the actions with respect to the Site Plan Review.

C. Interpretations

1. The Zoning Board of Appeals shall have the power to make an Interpretation of the provisions of this Ordinance when it is alleged that certain provisions are not clear or that they could have more than one (1) meaning. In deciding upon the request, the Board shall insure that its interpretation is consistent with the intent and purpose of this Ordinance and the Chapter in which the language in question is contained.
2. The Zoning Board of Appeals may also make a determination of the precise location of the boundary lines between zoning districts in accordance with Chapter 4 and records, surveys, maps, and aerial photographs.
3. The Zoning Board of Appeals may determine the classification of any use of land not specifically mentioned as a part of the provisions of any district, so that it conforms to a comparable permitted or prohibited use of land in accordance with the purpose and intent of each district.
4. The Zoning Board of Appeals may issue a determination of the off-street parking and loading requirements of a use of land not specifically mentioned in Chapter 12 of this Ordinance such that it conforms to a comparable use of land.

D. Variances

1. The Zoning Board of Appeals, after public hearing, shall have the power to grant requests for variances from the provisions of this Ordinance where it is proved by the applicant that there are practical difficulties in the way of carrying out the strict letter of the Ordinance relating to the construction, equipment, or alteration of buildings or structures so that the spirit of the Ordinance shall be observed, public safety secured and substantial justice done.
2. **Non-use Variance:** A non-use variance may be allowed by the Zoning Board of Appeals only in cases where there is reasonable evidence of ***practical difficulty*** in the official record of the hearing and that all of the following conditions are met:
 - a. That there are exceptional or extraordinary circumstances or conditions applying to the property in question that do not apply generally to other properties in the same zoning district. Exceptional or extraordinary circumstances or conditions include:

- (1) Exceptional narrowness, shallowness or shape of a specific property on the effective date of this Ordinance; or
 - (2) By reason of exceptional topographic conditions or other extraordinary situation on the land, building or structure; or
 - (3) By reason of the use or development of the property immediately adjoining the property in question; whereby the literal enforcement of the requirements of this Ordinance would involve practical difficulties; or
 - (4) Any other physical situation on the land, building or structure deemed by the Zoning Board of Appeals to be extraordinary.
- b. That the condition or situation of the specific parcel of property for which the variance is sought is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such conditions or situations.
 - c. That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.
 - d. The variance will not be significantly detrimental to adjacent property and the surrounding neighborhood.
 - e. The variance will not impair the intent and purpose of this Ordinance.
 - f. That the immediate practical difficulty causing the need for the variance request was not created by any affirmative action of the applicant (was the situation pre-existing, created by naturally or by as a result of another's action.)
3. **Use Variances:** A use variance may be allowed by the Zoning Board of Appeals only in cases where there is reasonable evidence of ***unnecessary hardship*** in the official record of the hearing that all of the following conditions are met:
- a. That the building, structure, or land cannot yield a reasonable return if required to be used for a use allowed in the zone district in which it is located;
 - b. That the condition or situation of the specific parcel of property or the intended use of such property for which the variance is sought is unique to that property and not commonly present in the general vicinity or in the zone district. Such unique conditions or situations include:
 - (1) Exceptional narrowness, shallowness or shape of a specific

- property on the effective date of this Ordinance;
 - (2) Exceptional topographic conditions or other extraordinary situation on the land, building or structure;
 - (3) The use or development of the property immediately adjoining the property in question; or
 - (4) Any other physical situation on the land, building or structure deemed by the Zoning Board of Appeals to be extraordinary
- c. That the proposed use will not alter the essential character of the neighborhood or the intent of the Master Plan as laid out by Irvin Root or as shown in this Ordinance.
 - d. That the immediate unnecessary hardship causing the need for the variance request was not created by any affirmative action of the applicant.
4. Prior to the decision of the Zoning Board of Appeals on a request for a Use Variance, the Board may request that the Planning Commission, upon presentation of the application by the applicant, consider such request and forward a report to the Zoning Board of Appeals. If requested by the Board such report shall be limited to the Planning Commission's review of the effect of the proposal on the existing or intended character of the neighborhood and the ability of the property owner to use the property for a use already permitted under the existing zoning classification.

SECTION 14.5 VOTING REQUIREMENTS, EFFECT OF VARIANCES, RESUBMISSION

- A.** The concurring vote of a majority of the entire membership of the Zoning Board of Appeals shall be necessary to decide in favor of the applicant for a non-use variance or other matter upon which the Board is required to pass, except in the case of a request for a use variance which shall require at least two-thirds (2/3) vote of the entire membership of the Zoning Board of Appeals in order to decide in favor of the applicant.
- B.** All decisions of the Zoning Board of Appeals shall become final five (5) days after the date of entry of an order, unless the Zoning Board of Appeals shall find, and so certify on the record, that it is necessary to cause such order to have immediate effect, in order to preserve property or personal rights.
- C.** Every variance granted under the provisions of this Ordinance shall become null and void unless the construction authorized by such variance has been commenced within six (6) months after the granting of the variance.
 - 1. An applicant may, at no cost, request up to one (1) six (6) month extension of said variance from the Zoning Board of Appeals, if applied for in writing

- prior to the expiration of the variance approval.
2. The Zoning Board of Appeals may grant such extension provided that the original circumstances authorizing the variance have not changed and that the circumstances creating the need for the extension were beyond the control of the applicant.
- D. No application for a variance which has been denied wholly or in part by the Zoning Board of Appeals shall be resubmitted for a period of one (1) year from the date of the denial, except on the grounds of newly discovered evidence or proof of changed conditions found, upon inspection by the Board, to be valid.

SECTION 14.6 CONDITIONS OF APPROVAL

The Zoning Board of Appeals may impose, in writing, specific conditions with an affirmative decision pursuant to Public Act 207 of 1921, as amended, MCLA 125.581 et seq. The breach of any such condition shall be a violation of this Ordinance.

SECTION 14.7 BONDING

The Zoning Board of Appeals may require that a bond be furnished to insure compliance with certain conditions imposed with the granting of any appeal or variance.

SECTION 14.8 CERTIFICATION OF COMPLIANCE

The Zoning Administrator shall certify whether all conditions and other requirements of the variance have been fulfilled, as a precondition to the issuance of any permit required for development, construction, occupancy or use within the area governed by the variance.

CHAPTER 15
ADMINISTRATION AND ENFORCEMENT

SECTION 15.1 RESPONSIBILITY

- A. **Deputy Administrator** - Where the provisions of this Ordinance authorize or direct the Zoning Administrator to perform any act or carry out any function, such act or function may also be carried out by a deputy or deputies designated by the City Manager.
- B. **Basic Duties** - The Zoning Administrator shall have the power to grant certificates of zoning compliance and to make inspections of premises necessary to carry out his/her duties in the enforcement of this Ordinance, and to otherwise carry out the duties assigned herein.
- C. **Official Zoning Map** - The Zoning Administrator shall be responsible for maintaining the Official Zoning Map.
- D. **Violations** - The Zoning Administrator shall order discontinuance of illegal uses of land, buildings, or structures; removal of illegal buildings or structures; discontinuance of any illegal work being done; or shall take any other action authorized by this Ordinance to ensure compliance with, or prevent violations of its provisions.

SECTION 15.2 ZONING ORDINANCE AMENDMENTS, INITIATION

- A. **Timeframe for Application Submittal** - All applications for amendments to the Zoning Ordinance shall be submitted to the Zoning Administrator at least twenty-one (21) days prior to the first consideration by the City Planning Commission.
- B. **Initiation of Amendments and Application Requirements** - Requests for amendments to the Zoning Ordinance may be initiated in writing by the owner of the property requested for rezoning, or his/her authorized representative. Requests may also be made by the City Planning Commission or the City Council through official action of the Commission or Council taken at a public meeting which has been properly noticed as required by law.

In the case of an amendment requested by a property owner or his/her authorized representative, the request shall include the following:

- 1) Completion of a Zoning Amendment Application as provided by the Zoning Administrator. Said application to include:
 - a. The name and address of the person making the request and all persons having a legal or equitable interest in any land which is requested to be rezoned.
 - b. In the case of a text amendment, the specific section to be amended and the proposed text change.
 - c. If the requested amendment requires a change in the zoning map, the

common address, legal description of the area requested for change, and present and proposed district classifications shall be provided. The applicant shall also indicate by map form, the location of the property requested for rezoning. Sufficient copies of the map shall accompany the original application.

If, in the opinion of the Zoning Administrator, Planning Commission, or City Council, the information submitted does not provide a clear delineation of the specific area to be rezoned, said Zoning Administrator, Planning Commission, or City Council shall require the applicant to submit a boundary survey of the property in question. Said survey to include a written legal description and drawing of the area to be rezoned. The boundary survey, including legal description and map, shall be completed by a Land Surveyor registered by the State of Michigan. Sufficient copies of the boundary survey shall be provided.

- d. The nature of the amendment shall be fully identified in writing.
- e. Payment of all fees as required by the City of Roosevelt Park.

SECTION 15.3 AMENDMENT PROCEDURE

After submission of the application and fee, amendments to this Ordinance shall be processed as provided for in the Zoning Act.

SECTION 15.4 CONSIDERATION OF AMENDMENT

The following guidelines shall be used by the Planning Commission and City Council pursuant to consideration of amendments to the Zoning Ordinance:

A. Text Amendment

1. The proposed text amendment would correct an error in the Ordinance.
2. The proposed text amendment would clarify the intent of the Ordinance.
3. The proposed text amendment would address changes to the state legislation, recent case law or opinions from the Attorney General of the State of Michigan.
4. The proposed text amendment would promote compliance with changes in other City Ordinances and County, State or Federal regulations.
5. In the event the amendment will add a use to a district, said use shall be fully consistent with the character of the range of uses provided for within the district.
6. The amendment shall not result in problems of incompatibility among land uses within a zoning district, or among adjacent districts.
7. The proposed text amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements and similar technical items.

8. As applicable, the proposed change shall be consistent with the City's ability to provide adequate public facilities and services.
9. The proposed change shall be consistent with the City's desire to protect the public health, safety, and welfare of the community.

B. Map Amendment (also known as a Rezoning)

The following standards are to be used before making a map amendment. The first three (3) numbered items are often called the "3 C's" and are fundamental to rezoning questions:

1. **Consistency** with the goals and policies listed in the Master Plan section of this Ordinance. If conditions have changed since the development of the Master Plan provisions, then decisions shall be based on consistency with recent development trends in the area.
2. **Compatibility** of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district. The potential uses allowed in the proposed zoning district shall be compatible with surrounding uses in terms of land suitability, impacts on the community, density, potential influence on property values and traffic impacts.
3. **Capability** of the existing or planned infrastructure including streets, sanitary sewers, storm sewer, water, sidewalks, and street lighting to sufficiently support those uses provided for within the proposed zoning district classification.
4. Existing City facilities and services including, but not limited to, police and fire protection, recreational facilities, educational facilities, and waste collection shall have sufficient capacity to support those uses provided for within the proposed zoning district classification.
5. The proposed change shall be governed by sufficient standards to ensure that the potential for problems of incompatibility between the proposed and adjoining districts shall be minimal.
6. The requested rezoning will not create an isolated and unplanned spot zone.
7. The proposed change shall not endanger the public health, safety, or welfare.
8. Other factors deemed appropriate by the Planning Commission.

SECTION 15.5 ZONING COMPLIANCE PERMITS

- A.** Unless otherwise exempted by this Ordinance, the construction, erection, alteration, expansion, moving, repair, or use of any land, building, or structure shall require receipt of a zoning permit and issuance of a certificate of zoning compliance. No building permit shall be issued for the construction, erection, alteration, expansion, moving or repair of any building or other structure until a certificate of zoning compliance has been issued therefore. Issuance of such a certificate shall indicate

that the use and plans for which the permit is requested comply with this Ordinance.

- B. It shall be unlawful to use or occupy or permit the use or occupancy of any building, structure, or premises, or part thereof hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use as permitted under the terms of this Ordinance, until a certificate of zoning compliance shall have been issued hereunder by the Zoning Administrator. The certificate shall state that the building, structure, and lot and use thereof, conform to the requirements of this Ordinance.
- C. The Zoning Administrator shall maintain a record of all certificates of zoning compliance.
- D. Certificates of zoning compliance authorize only the use, arrangement and construction set forth in the application and any appended plans, and no other use, arrangement, or construction. Use, arrangement, or construction at variance with that authorized shall be deemed a violation of this Ordinance, and is punishable as provided by law. Any change in approved plans shall occur as provided for in this Ordinance and shall require the issuance of an amended certificate of zoning compliance.

SECTION 15.6 PERFORMANCE GUARANTEE

- A. As a condition of approval of a site plan, special land use, planned unit development, variance, or other such zoning action, the Zoning Administrator, Planning Commission, City Council, or Zoning Board of Appeals, as appropriate, may require a bond or other financial guarantee of sufficient sum to assure the installation of those features or components of the approved activity or construction which are considered necessary to protect the health, safety and welfare of the public and of users or inhabitants of the proposed development. Such features or components, hereafter referred to as "improvements," may include but shall not be limited to roadways, curbs, landscaping, fences, walls, screens, lighting, drainage facilities, sidewalks, utilities and similar items.
- B. Performance guarantees shall be processed in the following manner:
 - 1) The applicant shall prepare an itemized cost estimate of the required improvements, which shall then be reviewed and approved by the Zoning Administrator. The amount of the performance guarantee shall be one-hundred (100) percent of the following costs:
 - a. Purchase and/or construction of improvements.
 - b. Installation of improvements.
 - c. Architectural and/or engineering design or related professional costs.
 - d. Reasonable amount for contingencies, but in no case less than five (5) percent of total costs for a. through c. above.

- 2) The required performance guarantee shall be in the form of an irrevocable bank letter of credit, surety bond, or other form of guarantee acceptable to the party requiring said guarantee.
- 3) Upon receipt of the required performance guarantee, the Zoning Administrator shall issue a certificate of zoning compliance for the subject development or activity.
- 4) The Zoning Administrator, upon the written request of the applicant, shall rebate portions of the performance guarantee upon determination that the improvements for which the rebate has been requested have been satisfactorily completed. The portion of the performance guarantee to be rebated shall be in the same amount as stated in the itemized cost estimate for the applicable improvement.
- 5) When all of the required improvements have been completed, the applicant shall send written notice to the Zoning Administrator of completion of said improvements. Thereupon, the Zoning Administrator shall inspect all of the improvements and shall recommend to the Planning Commission, City Council, or Zoning Board of Appeals, as appropriate, approval, partial approval, or rejection of the improvements with a statement of the reasons for any rejections.
- 6) The Planning Commission, City Council, or Zoning Board of Appeals, as appropriate, shall either approve, partially approve, or reject the improvements. The Zoning Administrator shall notify the applicant in writing of the action of the Planning Commission, City Council, or Zoning Board of Appeals, as appropriate, within thirty (30) days after the official action of said Commission, Council, or Zoning Board of Appeals. Where partial approval is granted, the applicant shall be released from liability pursuant to relevant portions of the performance guarantee, except for that portion sufficient to secure completion of the improvements not yet approved.
- 7) A record of authorized performance guarantees shall be maintained by the Zoning Administrator.

SECTION 15.7 ORDINANCE VIOLATIONS

- A. Any building or structure moved, erected, razed, converted, or used and any use of land or premises which is carried on in violation of this Ordinance is declared to be a nuisance per se. All buildings, structures, and land uses considered to be in violation of this Ordinance shall be reported to the Zoning Administrator.
- B. After an order to correct the violation has been issued by the Zoning Administrator, the property owner (owner of the property upon which the violation is located) shall have five (5) days to correct the violation. If the violation cannot be corrected within five (5) days the Zoning Administrator may, with just cause, extend the correction period for an appropriate amount of time up to a period of six (6) months. The approved extension period shall be at the discretion of the Zoning Administrator.

In the event a longer period of time is required:

- 1) The Zoning Board of Appeals, upon petition, may grant up to six (6) additional months to correct the violation if conditions warrant such an extended period of time. The six (6) period shall commence at the end of the extended period as approved by the Zoning Administrator (as referenced above).
- 2) If the violation involves a special land use or planned unit development, the request for the extended period of time shall be made to, and approved by, the City Council. Any violation not corrected within the required time frame shall be reported to the City Council.

In all cases, a request for extending the period of time for correcting a violation shall be made by the applicant. Said request shall be in writing to the Zoning Administrator and shall include specific detail on why the violation occurred, the requested timeframe for correcting the violation, and actions to be pursued by the land owner to ensure correction of the violation. The written request shall be delivered to the Zoning Administrator no less than twenty-one (21) days prior to the expiration of the extended time frame as originally approved by the Zoning Administrator.

In the event the Zoning Administrator determines the violation poses an imminent threat to the health, safety, and welfare of the occupants of the premises on which the violation is located or to the general public, the Zoning Administrator may require that immediate measure be taken to correct the violation.

- C. Any person, firm, corporation, or organization who violates, disobeys, omits, or refuses to comply with any provisions of this Ordinance or lawful order of the Zoning Administrator, Planning Commission, Zoning Board of Appeals, or City Council issued in pursuance of this Ordinance shall be responsible for a civil infraction punishable by the sanctions as set forth below. Each day which a violation continues, may be deemed a separate infraction.
- D. The sanction for any violation of this Ordinance which is a municipal civil infraction shall be a civil fine as provided herein, plus any costs, damages, expenses, and other sanctions authorized under Act 12 through 26, Public Acts of Michigan of 1994.
- E. The Zoning Administrator, the Building Inspector, together with the police officers of the City of Roosevelt Park, are authorized officials to issue municipal civil infraction citations and municipal civil infraction violation notices for violation of this Ordinance.
- F. A violation of this Zoning Ordinance shall be a municipal civil infraction subject to a fine. Increased civil fines will be imposed for repeated violations that occur within a six (6) month period. Civil fines will be as set from time to time by the City Council pursuant to State Law. The City shall also be entitled to equitable relief to abate the violations and to such other relief as may be available to the City pursuant to Chapters 83 and 87 of the Michigan Revised Judicature Act, as amended at the present time or in the future.

SECTION 15.8 SEVERABILITY CLAUSE

This Ordinance and the various Chapters, sections and clauses thereof, are hereby declared to be severable. If any part, sentence, paragraph, section, clause or word is adjudged unconstitutional or invalid for any reason, by any Court of competent jurisdiction, such invalidity shall not affect the remaining portions or applications of this Ordinance which can be given effect without the invalid portion or application, provided such remaining portions are not determined by the Court to be inoperable.

SECTION 15.9 CONFLICTING PROVISIONS

Where a provision of this Ordinance conflicts with a provision of another Ordinance, the strictest provision shall prevail.

SECTION 15.10 SAVINGS CLAUSE

- A. This Ordinance shall not impair or affect any act done, offense committed or right accruing, accrued or acquired, or liability, penalty, forfeiture or punishment incurred prior to the time this Ordinance takes effect, but the same may be enjoyed, asserted, enforced, prosecuted or inflicted as fully and to the same extent as if this Ordinance had not been adopted.
- B. Such proceedings may be consummated under and according to the Ordinance in force at the time such proceedings are or were commenced. All prosecution, or other actions, pending at the effective date of this Ordinance, or offenses or acts committed prior to the effective date of this Ordinance, may be continued or instituted under and in accordance with provisions of the Ordinance in force at the time of such offense.

SECTION 15.11 REPEAL OF PREVIOUS ZONING ORDINANCE

This Ordinance, when effective, repeals Ordinance No.15 of the City of Roosevelt Park Code of Ordinances, and all amendments thereto, are hereby repealed.

SECTION 15.12 EFFECTIVE DATE

This Ordinance is hereby adopted at a regular meeting of the City Council held on the 7th day of January, 2002, and shall be effective on the 23rd day of January, 2002.



**CITY OF ROOSEVELT PARK
PLANNING COMMISSION MEETING
May 22, 2023**

Item: Site Plan Review-3145 Henry Street-Taco Johns	Date: May 22,2023
<p>The City received the attached site plan for the proposed development at 3145 Henry Street. That applicant's full submittal is included along with an in depth planning and zoning review that was completed by Chris Khorey from McKenna and Associates.</p> <p>Mr. Khorey and representatives on behalf of the development will be present at the meeting to discuss the site plan specifics.</p>	
Financial Impact: None	
Recommendation: review and take action on the site plan application.	
Signature:	Title: City Manager



MCKENNA

May 16, 2023

Planning Commission
City of Roosevelt Park
900 Oak Ridge Road
Roosevelt Park, MI 49441

**Subject: Taco John's, 3145 Henry Street
Site Plan Review #3**

Dear Commissioners:

The applicant, Restaurant Holdings LLC, has submitted for Site Plan Approval to demolish the existing office building at 3145 Henry Street, and replace it with a Taco John's fast food restaurant, including a drive-thru. Previously, a second, smaller building, also containing a drive-thru, was proposed, but that has been removed from the plans.

The lot in question was previously split zoned – part of it was within the C-E Henry Commercial (East) Zoning District and part was within the R-1 Single Family District. A rezoning was recently approved to place the entire parcel in the C-E District.

Restaurants are a permitted use in the C-E District, but drive-throughs require Special Use Approval. The City Council approved the Special Use on May 8.

The City is now considering vacating Cranbrook Road, which would make it easier for the Taco John's to meet the Ordinance requirements for drive-throughs, as detailed in this letter. This review anticipates that the vacation of Cranbrook will be completed, though that process could take up to a year, per the City Attorney.

A revised Site Plan has been submitted to comply with the Special Use Conditions and reflect the updated proposal.

McKenna has been asked by the City Manager to review the proposal against the City's Master Plan and Zoning Ordinance and provide a recommendation to the Planning Commission.

Our comments on the revised site plan follow:

1. Dimensional Requirements.

- a. **Lot Split:** A lot split is proposed. Taco John's would be on one lot, and the other lot (to the north) would be a vacant future development site. **Please note that this site plan approval only applies to the southern/Taco John's lot. The lot split must be recorded prior to the issuance of a Certificate of Occupancy.**
 - **Minimum Width:** 50 feet. The Taco John's lot will be 121.9 feet wide, and the northern lot will be 72.97 feet wide, so both will be in compliance.



- **Minimum Area:** There is no minimum lot area in the C-E District, provided that the minimum width is met.
- b. **Front Setback:** The Taco John's lot is no longer a corner lot, due to the proposed lot split, and eventually, the vacation of Henry Street. Therefore, there is only one front lot line – Henry Street. The minimum setback requirement is 20 feet

Section 6.3.F states that the entire depth of the required front yard must be landscaped. This requirement is met (see Comment 4).

- c. **Rear Setback:** The required rear yard setback is 25 feet. It is met.
- d. **Side Setback:** The required side setbacks are 6 feet. Both side setbacks are in compliance.
- e. **Building Height.** The maximum building height is 35 feet. The proposed building will be 23.5 feet tall.
- f. **Lot Coverage.** The maximum lot coverage is 35%. The proposed building will cover approximately 6% of the lot.

2. Parking, Loading, and Access.

- a. **Number of Parking Spaces.** The parking standard for restaurants with drive-throughs is one space per 100 square feet of floor area. The Taco John's building is proposed to be 1,957 square feet (for 20 required spaces). 21 spaces are provided, so the plan is in compliance.
- b. **Parking and Access Dimensions.** All parking spaces and access aisles meet or exceed City dimensional standards.
- c. **Barrier-Free Parking.** One barrier-free space is required. Two have been provided.
- d. **Loading Docks.** The building is less than 2,000 square feet, so no loading area is required.
- e. **Pedestrian Access.** Section 6.3.E requires sidewalk to be constructed along all public road frontages. The sidewalks are already in place. Section 10.6.W.5 requires "pedestrian elements" including "safe walkways to the restaurant frontage." A safe walkway has been provided from the Henry Street sidewalk, including a sidewalk through a landscape island and a 20 foot long crosswalk across a drive aisle.
- f. **Driveways.** Section 10.6.W.3 requires all driveways to be at least 100 feet from an intersection and at least 75 feet from another driveway. The proposed driveway is just over 103 feet from the Arby's driveway to the south, which is in compliance.

The proposed driveway is just under 86 feet from Cranbrook Road, which is not in compliance. The Special Use was approved with the condition that the driveway could be located less than



100 feet from Cranbrook Road provided that either the vacation is completed prior to the issuance of a Certificate of Occupancy, or that the applicant receive a variance. The applicant has applied for a variance to ensure that there is no delay in the Certificate of Occupancy after construction. With the Special Use condition approved and the variance already in motion, there is no need for further action during the Site Plan phase.

g. Drive-Through Requirements.

- Section 10.6.W.1 requires room for at least 8 stacking spaces without blocking drive aisles or public roads. This requirement is met.
- Section 10.6.W.2 requires two parking spaces “in close proximity” to the exit of the drive-through, for people to pull to when their order is not ready at the window. The design meets this requirement as well.
- **Signage.** In the Planning Commission’s Special Use recommendation to the City Council, there was a condition that the menu board be set back at least 100 feet from Lindland Road. That condition has not been met on the Site Plan. Was the condition included in the City Council’s final approval of the Special Use?

3. Landscaping. The following landscaping requirements apply to the site:

- a. Street Frontage Landscaping:** Section 6.3.F requires a 20 foot landscape area along the Henry Street frontage, meeting the requirements of Section 12.16.E. The Special Use was approved with a condition that moderate buffer landscaping (as described in Section 11.2) be installed along the Lindland Road frontage. Therefore, the following frontage landscaping is required:
- **Henry Street:** *A landscaped area 20 feet wide, with a “solid screen comprised of a hedge or decorative wall” OR canopy trees space every 30 feet (3 trees).* The landscape plan shows three trees in front of the Taco John’s building, and a landscape area to the north of the driveway. This design meets the requirement.
 - **Lindland Road:** *A landscaped area 20 feet wide, with canopy trees space every 20 feet (10 trees) AND a six foot high continuous screen made of plant material, berming, screen wall, or fence. If a wall or fence is used, then both sides of the fence must be lined with four shrubs per 20 feet, unless the fence/wall is located on the property line, in which landscaping is only required on the interior side of the fence or wall.* The applicant has proposed a 20 foot wide landscape buffer, plus a 6 foot high fence. The landscape buffer will include the existing trees, plus evergreens and shrubs to fill gaps. This design meets the requirement.

A portion of the fence and some of the shrubs will be on the northern parcel. While we obviously have no objection to adding fencing and landscaping, these improvements are not part of the Taco John’s site. The applicant should confirm that the property owner will maintain the improvements.



- b. Buffer Landscaping.** *Adjacent to the house southwest of the site, a landscaped area 20 feet wide, with canopy trees space every 20 feet (approximately 6 trees, though the distance should be dimensioned on the plans to confirm) AND a six foot high continuous screen made of plant material, berming, screen wall, or fence. If a wall or fence is used, then both sides of the fence must be lined with four shrubs per 20 feet, unless the fence/wall is located on the property line, in which case landscaping is only required on the interior side of the fence or wall.* The applicant has proposed a 6 foot tall fence lined with evergreens. This meets the requirement.
- c. Parking Lot Landscaping:** Section 12.16.F requires a interior landscape islands in any parking lot with more than 12 spaces, so the Taco John's lot must meet the following requirements:
- **One island per 12 parking spaces:** One island is required. Four landscape islands are proposed (not including the one adjacent to the driveway, which is Street Frontage landscaping).
 - **Minimum Island Size: 90 square feet.** Three of the islands meet this requirement. The fourth is in the southwest corner of the site. We recommend that it be considered acceptable, because it is not required, and is only in place to ensure safe traffic flow around the bend in the nearby drive aisle.
- d. Pedestrian Walkway Landscaping:** Section 11.6.G.1.b requires at least 50% of the length of pedestrian walkways from the sidewalk to building entrances to be lined with "landscaping, benches, and bicycle facilities." Landscaping has been provided along the walkway from Henry Street.
- e. Dumpster Landscaping:** Section 11.3.E requires a continuous opaque screen (berming, plant material, screen walls or fences) to surround all dumpsters. A 6 foot high dumpster wooden dumpster enclosure has been included on the plans.
- f. Undeveloped Northern Lot.** The undeveloped portion of the southern lot must be covered with grass (either sod or hydroseed is acceptable). The grass must be healthy and kept at a reasonable height until the lot is developed. The applicant must also confirm that the landscaping and grass will be maintained by the property owner.
- 4. Building Design.** Building elevations have been submitted. The building design must meet the requirements of Section 11.6.
- a. Building Walls (11.6.A.1).** The building is less than 50 feet wide, and therefore exempt from these requirements.
 - b. Architectural Features (11.6.A.2.a).** *Architectural features include, but are not limited to the following: recesses, projections, wall insets, arcades, window display areas, awnings, balconies, window projections, landscape structures or other features that complement the design intent of the structure and are acceptable to the review authority.* While the façade is a modern design, it does include several of these features.



- c. **Wall Landscaping (11.6.A.2.b).** *In addition, a portion of the on-site landscaping shall abut the walls so that the vegetation combined with the architectural features significantly reduce the visual impact of the building mass as viewed from the street.* Landscaping has been provided along the southern and eastern walls, and a portion of the western wall. Additional landscaping would require shifting the parking lot and making the northern parcel smaller, which could render it unbuildable. We recommend that the wall landscaping be considered acceptable.
 - d. **Building Materials (11.6.A.3).** *The predominant building materials should be materials that are characteristic of Michigan such as brick, decorative tilt-up panels, wood, native stone and tinted/textured concrete masonry units and/or glass products. Other materials such as smooth-faced concrete block, undecorated tilt-up concrete panels, or pre-fabricated steel panels should only be used as accents and not dominate the building exterior of the structure. The entire building is clad in fiber cement or aluminum panels, which are not listed. The Planning Commission should determine whether the building materials are acceptable.*
 - e. **Roof Design (Flat Roofs) (11.6.A.4.c).** *Architectural methods shall be used to conceal flat roof tops.* This standard is met.
 - f. **Customer Entrances (11.6.A.5).** *Clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, and integral planters are highly encouraged.* This standard is met.
 - g. **Community Amenities (11.6.B).** *Community amenities such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located adjacent to the primary entrance to the building(s) are highly encouraged and may be calculated as part of the landscaping requirement. The design does not include any of the listed amenities. The Planning Commission should discuss options for amenities with the applicant.*
 - h. **Building and Sign Colors (11.6.C).** *Exterior colors shall be of low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors such as black, neon, metallic or fluorescent for the facade and/or roof of the building are prohibited except as approved for building trim. The use of trademark colors will require approval.* Because the bright red is only used as an accent color, we recommend that this requirement be considered met.
 - i. **Lighting and Flag Poles (11.6.D).** The site will not contain a flag pole. See Comment 6 for lighting comments.
 - j. **Natural Features (11.6.E).** There are no existing natural features on the site, which was graded for the previous development.
 - k. **Building Location and Orientation (11.6.F).** *New buildings shall have at least one principal building entrance oriented toward the front lot line.* This standard is met along both lot lines.
5. **Outdoor Dining.** No outdoor dining is proposed.
6. **Lighting.** The following lighting requirements must be met:



- a. **Lighting provided for security or visibility on any site shall be shielded to reduce glare and shall be so arranged and maintained as to direct the light away from any Residential District or use.** This standard is met. Additionally, in our Special Use review, we recommended a more objective standard to achieve this goal – 0.0 footcandles of light along Cranbrook Road, Lindland Road, and the southwest property line. Our recommendation is met in all three locations.
- b. **Light fixtures shall be no higher than twenty (30) feet and shall be provided with light cut-off fixtures that direct light downward.** The fixtures will be 27.5 feet high, and the fixtures will direct light downward.
- c. **Lighting shall not be attached to buildings or other structures that permit light to be directed horizontally.** This requirement is met.

RECOMMENDATION

At the May 22 meeting, the Planning Commission should discuss the following:

- Whether the location of the drive-thru menu board meets the conditions of Special Use Approval.
- The maintenance plan for the landscaping and fence on the northern parcel.
- Whether the building materials meet the spirit and intent of Section 11.6.A.3.
- The potential for a community amenity as required in Section 11.6.B.

If the Planning Commission finds that the applicant has addressed those items sufficiently, we recommend approval of the site plan, with the condition that the lot split must be recorded prior to the issuance of Certificate of Occupancy.

Please do not hesitate to contact us with any questions.

Respectfully submitted,
McKENNA

Christopher Khorey, AICP
West Michigan Manager

Jeff Keesler
Associate Planner

FOR CITY USE

P.C. Date: _____
Date and Time Received _____
Received By: _____
Date Returned if Incomplete: _____
Returned By: _____
Revised Application Recd: _____
Received By: _____

SITE PLAN REVIEW REQUEST

NOTE TO APPLICANT:

The Roosevelt Park Planning Commission meetings are held on the fourth Monday of each month at 7 p.m. at the City Hall. All applications must be submitted 30 days prior to the next regularly scheduled Planning Commission meeting to allow City staff sufficient opportunity to conduct an administrative review prior to submission to the Planning Commission. Any application received without sufficient time for City staff to conduct review will be held until the next regularly scheduled Planning Commission meeting. An application fee of \$100.00 must be paid at the time of application.

The Planning Commission has the right to request additional information from an applicant prior to making a decision regarding the site plan application. The Planning Commission may table or hold a request for a reasonable period of time until the requested information is provided. Applicants are expected to attend the Planning Commission meeting to explain their request and to answer questions or comments from the Planning Commission or others who may be present. All meetings of the Planning Commission are open to the public.

GENERAL REQUIREMENTS:

The Planning Commission will be reviewing the proposed development's site plan to ensure conformance with the City's guidelines and regulations. The purpose of this review is to protect the health, safety and welfare of Roosevelt Park's residents and to ensure the compatible, logical development of property. The criterion that may be used in performing this review is outlined in the City's Zoning Ordinance.

In order to process a request, the applicant must submit a completed application form with the detailed information specified in Chapter 9 of the City's Zoning Ordinance. Twelve (12) copies of the application and accompanying plans/details must be submitted. This information will be forwarded to the Planning Commission with notes and comments from the City staff regarding the City's review of the application.

After completing their review of the proposed site plan, the Planning Commission will take one of the following actions:

- They will approve the proposed site plan subject to the terms, conditions and restrictions outlined in the application;
- They will approve the proposed site plan with additional terms, conditions and restrictions as determined by the Planning Commission;
- The Planning Commission will deny the proposed site plan. An explanation for the Planning Commission's denial will be provided to the applicant.

Persons aggrieved by the decision of the Planning Commission may file an appeal to have the decision reviewed by the Roosevelt Park Zoning Board of Appeals. Application forms for the Zoning Board of Appeals are available at City Hall.

**SITE PLAN REVIEW APPLICATION
REQUIRED INFORMATION:**

I. Name of Applicant/Owner requesting Planning Commission Review and Opinion.

A. Applicant

1. Name(s) Restaurant Holdings LLC
2. Address(s) 45 Ottawa Ave SW Suite 600, Grand Rapids, MI 49503
3. Phone(s) 616-591-9271

B. Owner of property if different than above.

1. Name: Henry Street Group, LLC
2. Address(s) 601 Terrace Street, Suite 200 Muskegon, MI 49440
3. Phone(s) (231) 343-2663

II. Location of Property – If a Specific Site is involved.

A. Parcel number, street name and number if assigned:

P/N: 61-25-164-000-0041-00, CITY OF ROOSEVELT PARK CRANBROOK
ADDITION LOT 41 TO 46, HENRY STREET 3145

B. For final site plan review, a drawing(s) indicating the all of the following information shall also be submitted with the application (such drawing shall be to scale). For preliminary site plan review, not all of the items may be required:

1. Small scale sketch of an area within one quarter (1/4) mile of the subject property showing the property location;
2. Date of preparation/revision;
3. Name, address, and professional seal of the preparer;
4. The topography of the site at a minimum of five (5) foot intervals and its relationship to adjoining land;
5. Existing man-made features;
6. Dimensions of setbacks, locations, heights and size of buildings and structures, including the locations of existing buildings or structures within one-hundred (100) feet of the property;
7. Street rights-of-way, indicating proposed access routes, internal circulation, relationship to existing rights-of-way, and curb cuts within one-hundred (100) feet of the property;
8. Proposed grading;

9. Location, sizes, and type of drainage, sanitary sewers, water services, storm sewers, and fire hydrants;
10. Location, sizes, and type of fences, landscaping, buffer strips and screening;
11. Location, sizes and type of signs and on-site lighting, including information regarding lighting levels at the edges of the site;
12. Proposed parking areas and drives. Parking areas shall be designated by lines showing the individual spaces and shall conform with the provisions of the Zoning Ordinance on parking;
13. Any public and private easements;
14. Dimensions and number of proposed lots;
15. Significant natural features, and other natural characteristics, including but not limited to open space, stands of trees, flood plains, lakes and other significant natural features;
16. Building elevations.

C. You may also include photographs or other exhibits if you feel they aid in clarifying your request.

III. Nature of Request

A detailed description of the proposed project should be provided in the space below. Be very specific in describing the project, referring to applicable sections of the Zoning Ordinance when possible. The description should include a detailed timeline for the implementation of the project. Attach additional sheets if necessary.

THIS REQUEST IS TO OBTAIN SITE PLAN APPROVAL FOR A PROPOSED DRIVE-THROUGH RESTAURANT AT 3145 HENRY STREET. THE SITE WILL CONTAIN THE PROPOSED 1,957 SFT. (23.5 FT. HEIGHT) RESTAURANT WITH ASSOCIATED DRIVE-THROUGH LANE (REQUIRED EIGHT VEHICLE STACKING) AND 21 SPACE PARKING AREA (20 SPACES REQUIRED). THE SITE WILL ALSO CONTAIN A DUMPSTER ENCLOSURE AT THE NORTHWEST CORNER OF THE LOT. THE DUMPSTER ENCLOSURE WILL HAVE SIX FOOT HIGH SOLID WALLS WITH SWING GATES AND A FROST FREE FAUCET. THE SITE WILL BE LANDSCAPED WITH THE 20 FOOT REQUIRED BUFFERS AT HENRY STREET AND LINDLAND ROAD. THE WEST SIDE (ENTIRE PROPERTY FRONTAGE AT LINDLAND ROAD) WILL HAVE A 6 FOOT HIGH SOLID FENCE WITH GROUND LIGHTING ON THE WEST SIDE OF THE FENCE (LINDLAND ROAD FRONTAGE). THE SOUTHWEST PROPERTY LINE WILL HAVE A 6 FOOT HIGH FENCE AND UPRIGHT EVERGREEN SHRUBS TO CREATE A SOLID SCREEN. THE CONSTRUCTION WILL BEGIN THIS SPRING WITH COMPLETION IN OCTOBER.

IV. Basis for Approving the proposed site plan

In the space below, the applicant should outline how the proposed site plan complies with the standards for site plan approval. Attach additional sheets if necessary.

THE PROPOSED DEVELOPEMENT COMPLIES WITH THE STANDARDS FOR SITE PLAN APPROVAL AND IS SIMILAR IN NATURE TO USES WITHIN THE AREA. THE PROPOSED DEVELOPEMENT MEETS THE REQUIREMENTS FOR BUILDING SIZE AND HEIGHT, PARKING SPACES, VEHICLE CIRCULATION, PEDESTRIAN CIRCULATION AND ACCESSIBILTY, DRIVE-THROUGH VEHICLE STACKING, ENTRANCE DRIVE SPACING. THE REQUIRED LANDSCAPE BUFFERS ARE MET.

V. Effect of Request on Other Properties

- 1. If the site plan is approved, what effect will there be regarding the increased population density thus generated on available governmental facilities?**

THE PROPOSED DEVELOPMENT WILL REQUIRE THE DEMOLITION OF THE EXISTING BUILDING THAT IS CURRENTLY UTILIZING LOCAL FACILITIES. THE SITE HAS ACCESS TO PUBLIC UTILITIES AND SEWERS. WE DO NOT ANTICIPATE INCREASED DEMANDS ON GOVERNMENT FACILITIES THAT ARE NOT ALREADY AVAILABLE.

- 2. Will a substantial change be effected in the character of the neighborhood or will a substantial detriment be created for adjoining properties?**

THE PROPOSED DEVELOPMENT WILL NOT EFFECT THE CHARACTER OF THE NEIGHBORHOOD OR CREATE A DETRIMENT FOR ADJOINING PROPERTIES. SIMILAR USES ARE CURRENTLY OPERATING IN THE AREA/NEIGHBORHOOD. THE IMPLEMENTATION OF THE PROPOSED BUFFERS AND LANDSCAPING WILL ENHANCE THE CHARACTER OF THE AREA/NEIGHBORHOOD.

PROCESSING PROCEDURE:

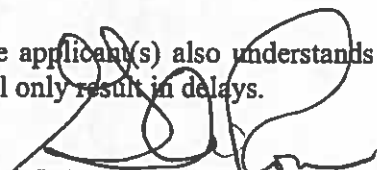
- I. Upon completion of the above information and submission of the application and related materials and/or exhibits, the request will be scheduled to appear before the Planning Commission. This meeting will only be scheduled when it is found that your application is complete and all information is included.

- II. The Planning Commission will consider the request at their next scheduled meeting. The applicant will be given an opportunity to explain their request to the Planning Commission. It will be at the discretion of the Chair of the Planning Commission whether or not to allow or hear public comments or questions regarding the proposed site plan. The Planning Commission will consider all the information provided to them regarding the request. This will include staff reports and advisories. Once the Planning Commission has gathered all of the information necessary to make a decision, they may take the following actions:
 - A. Approve the proposed site plan subject to the terms and conditions set forth in the application.
 - B. Approve the proposed site plan subject to amended and/or additional terms and conditions they feel are reasonable and appropriate to maintain the public health, safety and welfare. This may also include financial or other guarantees that will ensure compliance with the stated terms of approval.
 - C. Deny the request as not being in the public interest and as being contrary to the basic spirit and intent of the Zoning Ordinance. An explanation for the denial will be provided to the applicant.
 - D. Table the request pending clarification of any additional problems or questions that may arise as a result of the proposed site plan.

ACKNOWLEDGEMENT AND CERTIFICATION:

It is hereby acknowledged that the applicant(s) has fully read and completed the above application. It is also understood that any approval of the Planning Commission involving site improvement use and/or construction does not relieve the applicant from obtaining other applicable authorization, (for example: site plan, building and safety and engineering approval, etc.).

The applicant(s) also understands that the submission of incomplete or inaccurate information will only result in delays.



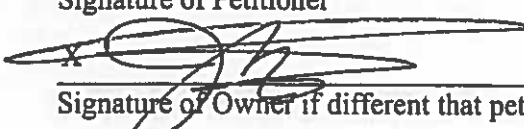
Signature of Petitioner

5/8/23

Date

Signature of Petitioner

Date



Signature of Owner if different than petitioner

5/8/23

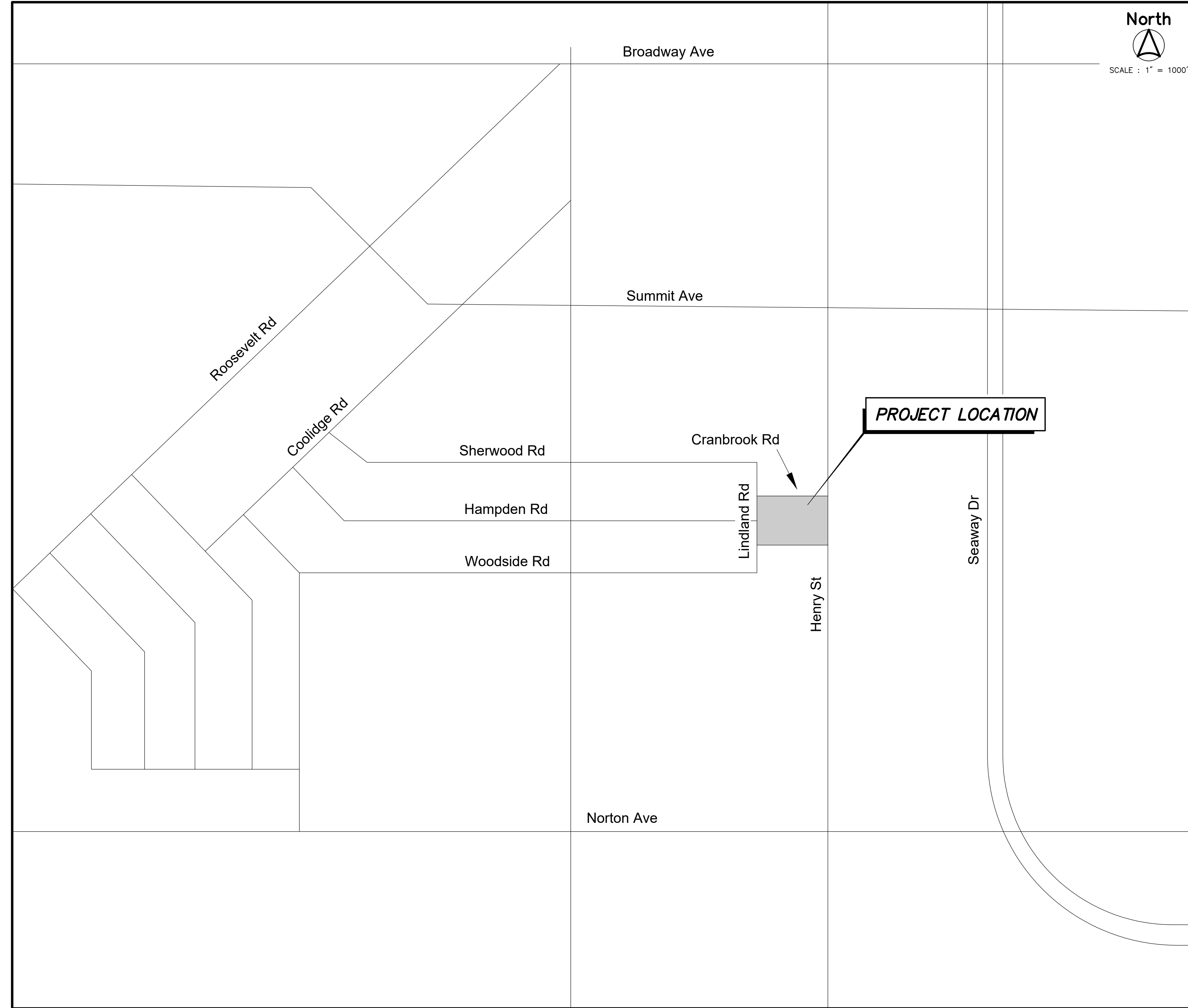
Date

MERITAGE HOSPITALITY GROUP

GRAND RAPIDS, MICHIGAN

TACOS JOHNS

3145 HENRY STREET, MUSKEGON, MICHIGAN 49441



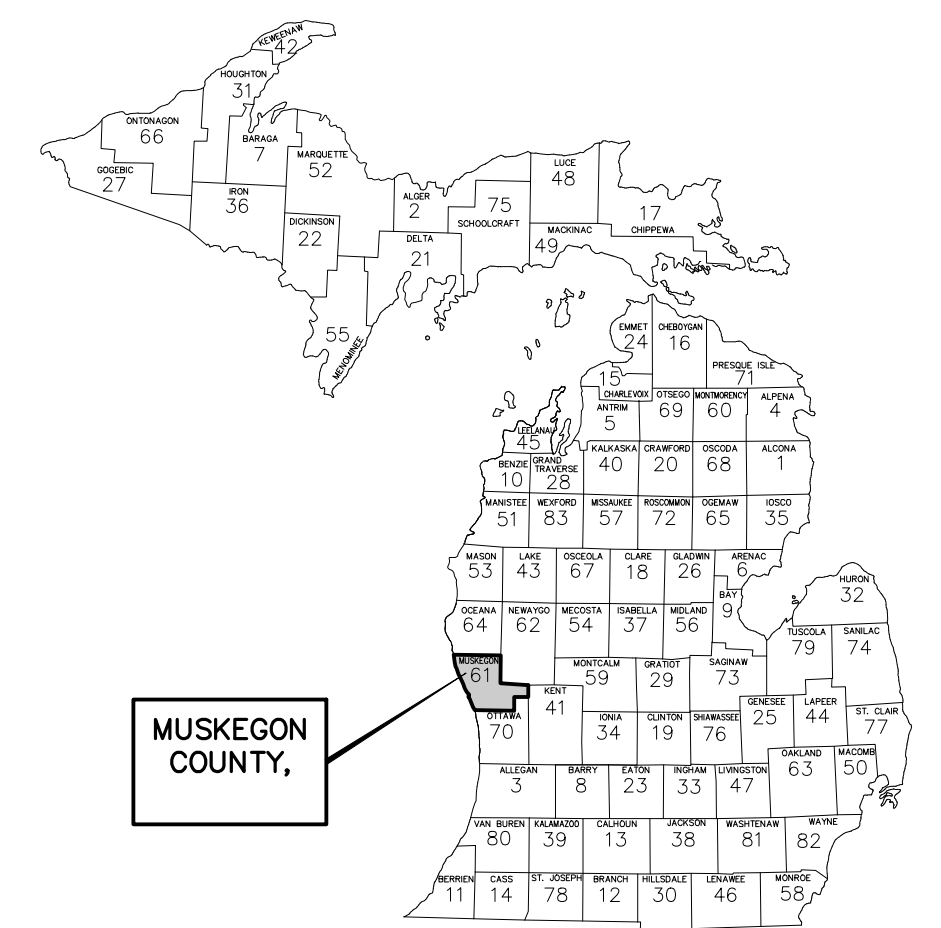
PROJECT DATUM INFORMATION

COORDINATE SYSTEM : STATE PLANE GRID
 ZONE : MICHIGAN SOUTH 2113
 ELLIPSOID : GRS 80
 HORIZONTAL DATUM : NAD 83 (2011)
 VERTICAL DATUM : NAVD 88
 GEOID : GEOID 12B
 UNITS : INTERNATIONAL FEET
 PROJECT COMBINED SCALE FACTOR (PCSF) = X.XXXXXXXXXX
 GROUND DISTANCE = GRID DISTANCE/PCSF



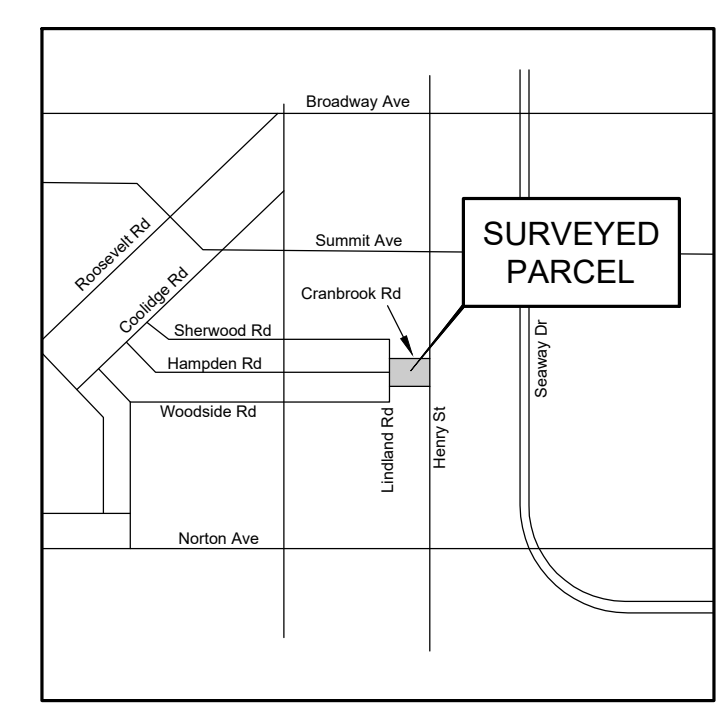
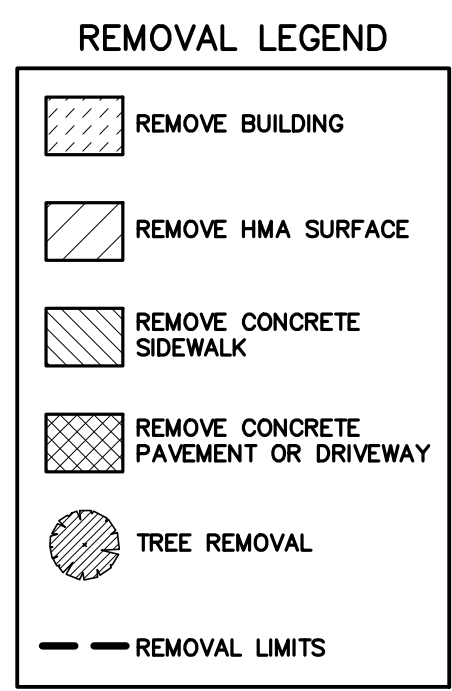
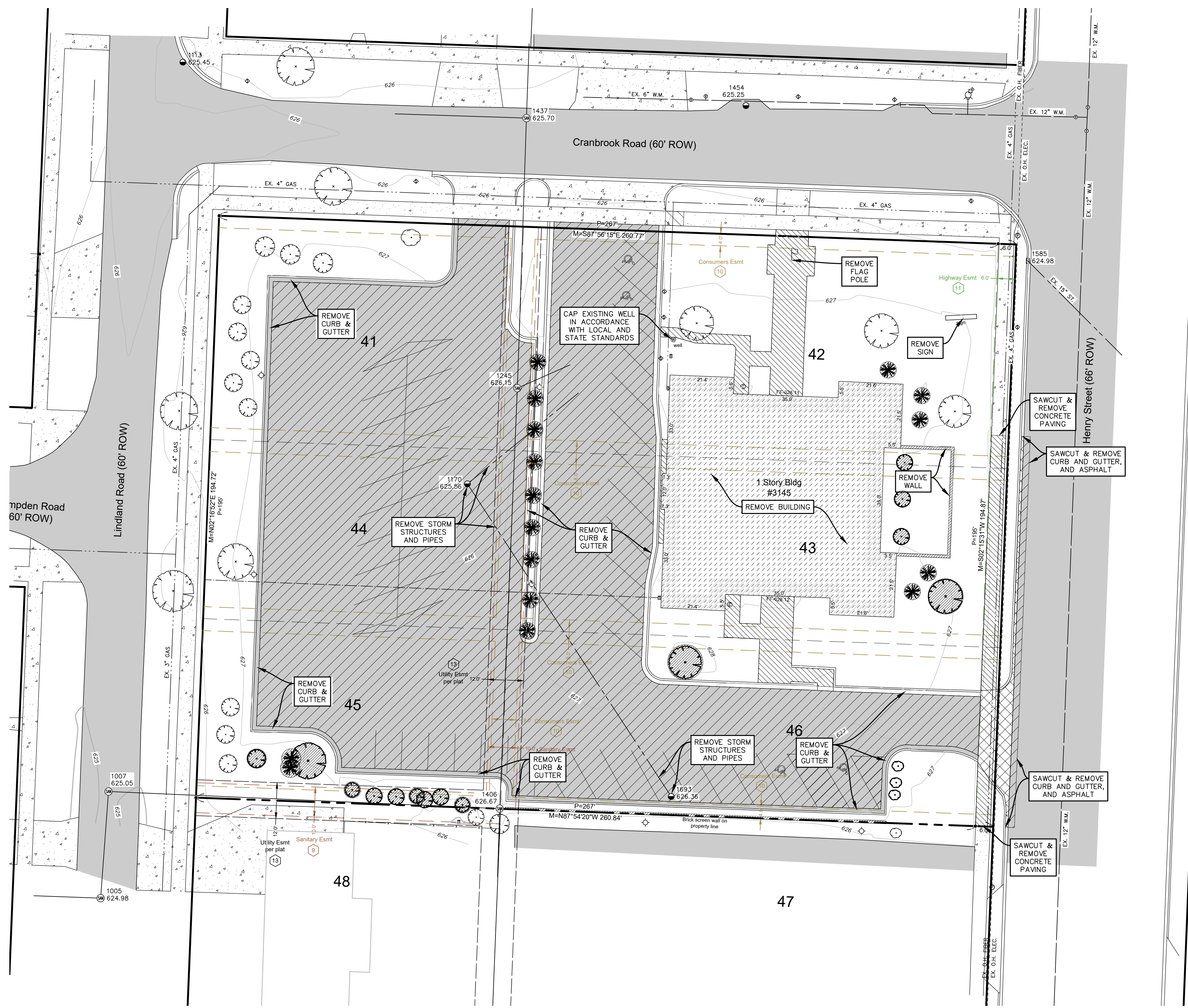
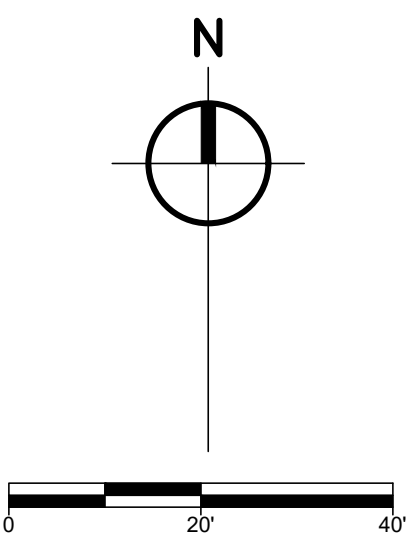
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

STATE LOCATION MAP



SHEET INDEX

SHEET No.	DESCRIPTION
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS AND REMOVALS PLAN
C2.0	SITE PLAN
C3.0	DRAINAGE AND UTILITY PLAN
C4.0	CIVIL SITE DETAILS
C4.1	CIVIL UTILITY DETAILS
L1.0	LANDSCAPE PLANTING PLAN
1	SITE LIGHTING PHOTOMETRICS
2	SITE LIGHTING PHOTOMETRICS



- ### SITE REMOVAL NOTES
- REMOVE ALL EXISTING SITE SIGNS WITHIN THE CONSTRUCTION LIMITS (TRAFFIC, PARKING & INFORMATIONAL, ETC.), UNLESS NOTED OTHERWISE ON THE DRAWINGS OR AS DIRECTED BY THE OWNER TO BE REMOVED & DISPOSED OF ENTIRELY.
 - COORDINATE SITE ELECTRICAL REMOVALS WITH ALL ELECTRICAL PLANS FOR ANY REMOVAL OR RELOCATION OF SITE ELECTRICAL ITEMS, COORDINATE WITH ALL PROPOSED SITE ELECTRICAL UTILITIES.
 - REFER TO INDIVIDUAL UTILITY PLANS FOR ANY MODIFICATIONS TO EXISTING UTILITIES THAT ARE TO REMAIN.
 - REMOVE ALL UTILITY STRUCTURE MANHOLES & CATCH BASINS SHOWN TO BE REMOVED IN THEIR ENTIRETY. RAISE OR LOWER STRUCTURES TO REMAIN (WHETHER NOTED OR NOT) TO MATCH PROPOSED FINISH GRADES. THIS INCLUDES, BUT IS NOT LIMITED TO, SANITARY, STORM, WATER, ELECTRICAL, COMMUNICATIONS, GATE VALVE BOXES & HAND HOLES.
 - PROTECT OR SALVAGE FOR RE-USE ALL EXISTING FIRE HYDRANTS & GATE VALVES TO BE REMOVED OR SALVAGED AND RELOCATED, AND CLASSIFIED IN GOOD WORKING CONDITION ACCORDING TO THE UTILITY OWNER. FOR RE-USE, FINAL APPROVAL OF THE RE-USE OF ANY SALVAGED FIRE HYDRANT OR GATE VALVE MUST BE GIVEN BY THE UTILITY OWNER.
 - ANY CITY/MUNICIPAL/UTILITY OWNED UNDERGROUND SERVICES (GAS, WATER, SANITARY, ETC) SHOWN TO BE REMOVED MUST BE DONE SO IN THEIR ENTIRETY & AS INDICATED ON THE DRAWINGS. CAP/BULKHEAD ALL REMAINING PORTIONS AT THE PROPERTY LINE PER CITY/MUNICIPAL/UTILITY COMPANY STANDARDS. THE CONTRACTOR MUST OBTAIN ALL REQUIRED PERMITS & PROVIDE ADVANCED NOTICE TO CITY/MUNICIPAL/UTILITY COMPANY PRIOR TO DISTURBANCE OF SAID UTILITY SERVICES.
 - FIELD VERIFY THE PURPOSE & LOCATION OF UNDERGROUND ELECTRICAL, TELECOM & FIBER OPTIC UTILITIES & RELOCATE AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION SUCH THAT THE OWNER DOES NOT EXPERIENCE ANY "OUTAGES" OR "FAILURES" WITH THEIR INTERNAL ELECTRICAL, TELEPHONE, SECURITY OR COMPUTER SYSTEMS. REPAIR ANY CONTRACTOR-CAUSED DAMAGES AT NO COST TO THE OWNER. REFER TO THE ELECTRICAL SITE PLAN FOR COORDINATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES & FOR LOCATING THE DEPTH & PLACEMENT OF ANY AND ALL UTILITIES WITHIN THE CONSTRUCTION WORK LIMITS. PROCEED WITH CAUTION WHEN WORKING WITH & AROUND THESE UTILITIES. THE COST TO REPAIR DAMAGE TO ANY UTILITIES (SEWERS, WATER, GAS, ELECTRICAL, UNDERDRAIN SYSTEMS, & SPRINKLER SYSTEMS, ETC.), KNOWN OR OTHERWISE, WILL BE BORNE SOLELY BY THE CONTRACTOR. IT IS THE OWNER'S RESPONSIBILITY TO ACCEPT & APPROVE SAID REPAIRS OF THE DAMAGED UTILITY.
 - REMOVAL OF ANY EXISTING CHAINLINK FENCE INCLUDES THE REMOVAL OF CONCRETE FOOTINGS WITH THE EMBEDDED POSTS. COORDINATE THE LIMITS OF EXISTING CHAINLINK FENCE REMOVALS WITH THE LIMITS OF PROPOSED CHAINLINK FENCE. REFER TO LANDSCAPE DRAWINGS FOR COORDINATION.
 - FULL DEPTH SAWCUT CONCRETE WALKS, PAVING AND CURB & GUTTER SHOWN TO BE REMOVED AT THE NEAREST EXISTING JOINT & REMOVE.
 - REMOVE TREE AND STUMPS IN THEIR ENTIRETY AS IDENTIFIED ON THE DRAWINGS & WHEN FOUND IN THE FIELD & LOCATED WITHIN THE CONSTRUCTION AREA, OR AS DIRECTED BY THE OWNER.
 - REMOVAL OF LANDSCAPE AREAS AROUND BUILDINGS & THE SITE THAT ARE CALLED OUT TO BE REMOVED INCLUDES THE REMOVAL OF EDGING OR FENCING AND ANY ASSOCIATED PLANTINGS. REFER TO LANDSCAPE PLANS & SPECIFICATIONS FOR CARE OF AND RELOCATION OF ANY PLANT MATERIAL.
 - REMOVE ANY EXISTING AGGREGATE BASE OR DELETERIOUS MATERIALS BENEATH ALL PROPOSED LAWNS AND LANDSCAPE PLANTING AREAS.

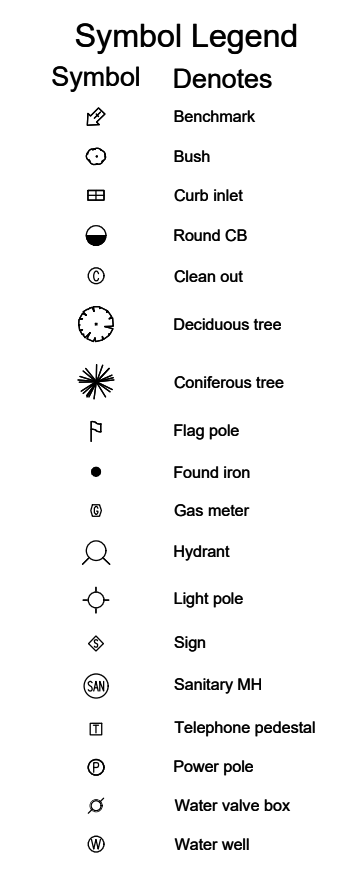
Legal Description:
Land in the City of Roseville Park, Muskegon County, MI, described as follows:
Lots 41-46, inclusive, Cranbrook Addition, as recorded in Liber 15 of Plats, Page 62, Muskegon County, State of Michigan.

EXISTING STORM SEWER

Number	Type	Rim	Invert
1113	Round CB	625.45	Leach basin
1170	Round CB	625.56	10' SE - NE - 621.11
1454	Round CB	625.25	Leach basin
1585	Curb inlet	624.98	12' SE - 620.38
1693	Round CB	626.36	10' NW - 621.61

EXISTING SANITARY SEWER

Number	Rim	Invert
1005	624.98	8" W - 617.23 8" N - 617.38
1007	625.05	8" S - 617.40 8" W - 617.45
1245	626.15	8" N, S - 618.60 8" N - 618.80 6" NE - 619.90
1406	626.67	8" N, S - 618.27 8" W - 618.22
1437	625.70	8" N, W - 617.70 8" S - Grouted closed



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811
Know what's below.
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NO.	REVISIONS	BY	DATE	DRAWN
1	FOR SITE PLAN REVIEW		01/27/23	JAM
2	REVISED FOR SITE PLAN REVIEW		04/27/23	JAM
				CHECKED: JVP
				DATE: 04/27/2023



MERITAGE HOSPITALITY GROUP
45 OTTAWA AVENUE, SW, SUITE #600
GRAND RAPIDS, MI 49503

EXISTING CONDITIONS AND REMOVALS PLAN

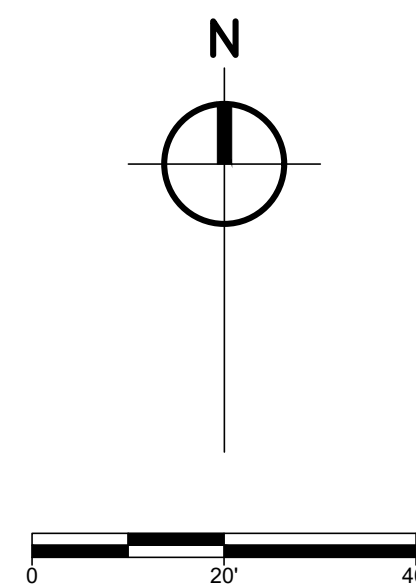
PROJECT NO:
2221132

SHEET NO.
C1.0

BENCHMARK
 BENCHMARK
 (NAVD88 GEOID 18)
 NORTHWEST FLANGE BOLT UNDER "EAST" OF
 HYDRANT LOCATED AT THE NORTHWEST CORNER OF
 CRANBROOK ROAD AND HENRY STREET.
 ELEVATION 627.25



VICINITY MAP
 SCALE: NONE



SITE LEGEND LAYOUT

CONCRETE CURB & GUTTER	
CONCRETE STRAIGHT CURB	
SIGN	
BARRIER FREE RAMP	
BARRIER FREE LANDING	
PARKING AREA STRIPING	
ISLAND	
STANDARD DUTY CONCRETE PAVEMENT	
STANDARD DUTY BITUMINOUS PAVEMENT	
HEAVY DUTY BITUMINOUS PAVEMENT	
GRAVEL PAVEMENT	
LANDSCAPE MAINTENANCE STRIP	
H.D. CONCRETE PAVEMENT	
TRAFFIC FLOW	
PARKING STALL COUNT	
TRANSITION FROM NORMAL TO REVERSE SLOPE GUTTER SECTION (5' TRANSITION LENGTH)	
LIGHT POLE (REFER TO AE PLANS)	

SITE LAYOUT KEY

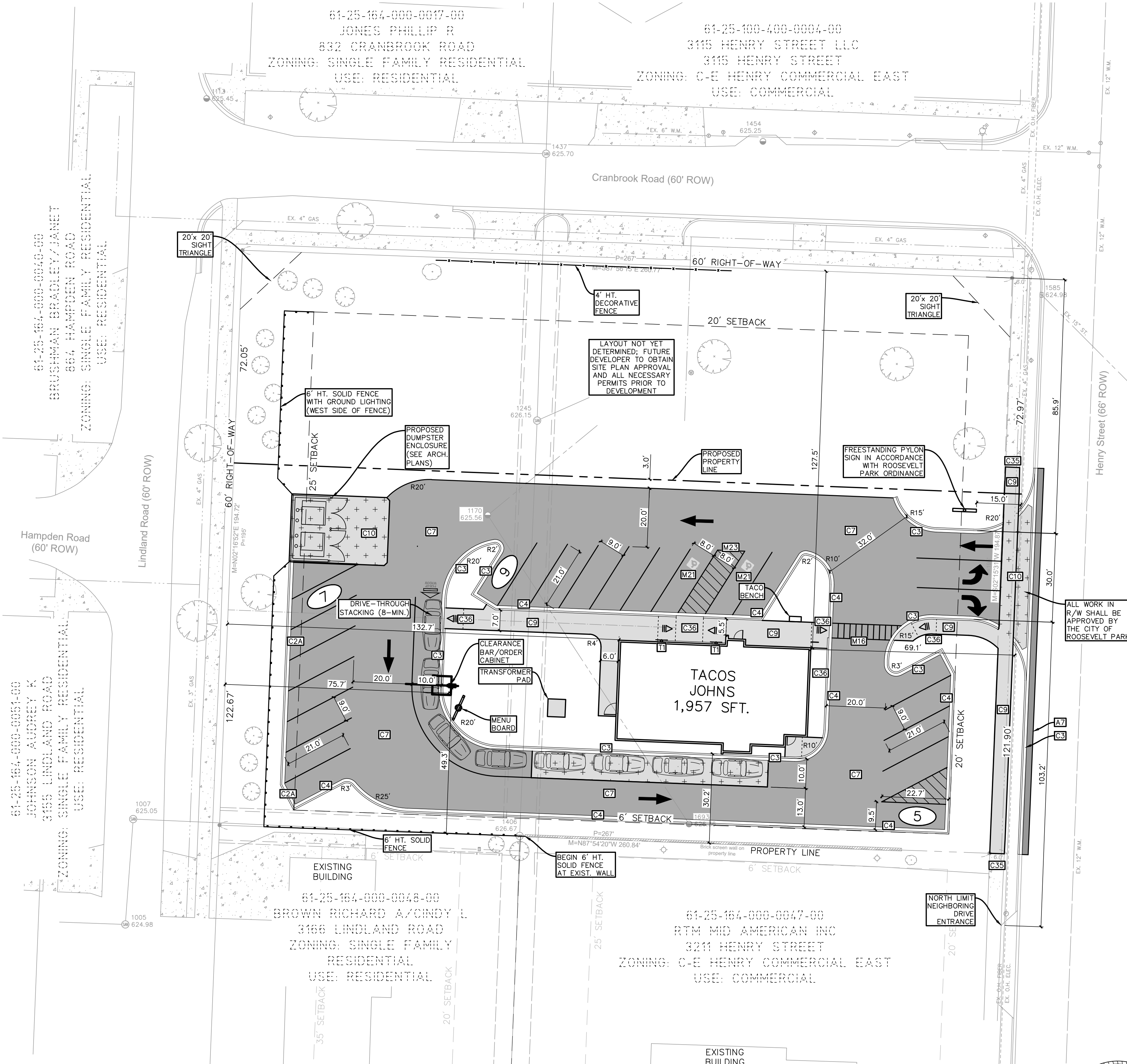
A7	HEAVY DUTY HMA PAVEMENT	SEE DETAIL A7
C2	ROLLED CONCRETE CURB	SEE DETAIL C2
C2A	TIP OUT ROLLED CONCRETE CURB	SEE DETAIL C2A
C3	TYPE 1 CONCRETE CURB AND GUTTER	SEE DETAIL C3
C4	TYPE 2 CONCRETE CURB AND GUTTER	SEE DETAIL C4
C9	STANDARD DUTY CONCRETE WALKWAY/PAVEMENT	SEE DETAIL C9
C10	HEAVY DUTY CONCRETE WALKWAY/PAVEMENT	SEE DETAIL C10
C35	CONCRETE WALKWAY CONNECTION	SEE DETAIL C35
C36	BARRIER-FREE CONCRETE WALK RAMP	SEE DETAIL C36
M16	MISCELLANEOUS CROSSWALK STRIPING	SEE DETAIL M16
M21	BARRIER-FREE PARKING SYMBOL	SEE DETAIL M21
M23	BARRIER-FREE PARKING SPACE LAYOUT - VAN	SEE DETAIL M23
T1	BARRIER-FREE PARKING SIGN	SEE DETAIL T1

SITE DATA

PARCEL IDENTIFICATION	= 61-25-164-000-0041-00
ADDRESS	= 3145 HENRY STREET
EXISTING USE	= PROFESSIONAL OFFICES
PROPOSED USE	= DRIVE-THROUGH RESTAURANT
ZONING	= C-E HENRY COMMERCIAL EAST
MINIMUM LOT WIDTH	= 50 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET
FRONT YARD SETBACK	= 20 FEET
SIDE YARD SETBACK	= 5 FEET
REAR YARD SETBACK	= 25 FEET
MAXIMUM LOT COVERAGE	= 35%
	= 6.03% PROVIDED
SITE AREA (PRIMARY)	= 40.75 ACRES (32,629 SFT.)
SITE AREA (SPLIT)	= 40.44 ACRES (19,343 SFT.)
1-STORY BUILDING	= 1,957 SFT
BUILDING HEIGHT	= 23.5 FEET
PARKING	
PROPOSED DRIVE-THROUGH RESTAURANT	= 20 SPACES REQUIRED
1,957 SFT/100	= 21 SPACES PROVIDED (1 SPACE/1.5 OCCUPANCY =30 PERSON OCCUPANCY)

SITE PLAN NOTES

1. APPLICANT RESTAURANT HOLDINGS LLC
45 OTTAWA AVE., SW, SUITE 600
GRAND RAPIDS, MI 49503
2. UTILITIES
THE SITE SHALL BE SERVED BY PUBLIC STORM SEWER, SANITARY SEWER AND WATER MAIN.
3. STORM WATER DRAINAGE
STORM WATER TREATMENT AND DETENTION SHALL BE DESIGNED IN ACCORDANCE WITH STATE OF MICHIGAN AND MUSKEGON COUNTY STORM WATER STANDARDS.
4. SITE LIGHTING
PROPOSED SITE LIGHTING SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF ROOSEVELT PARK ZONING ORDINANCE.
5. SIGNAGE
PROPOSED SITE SIGNAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF ROOSEVELT PARK ZONING ORDINANCE.
6. LANDSCAPE PLANTING
PROPOSED SITE LANDSCAPE PLANTING, INCLUDING GREENBELTS AND BUFFERS, SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF ROOSEVELT PARK ZONING ORDINANCE.
7. PARCEL SPLITS AND EASEMENTS
ALL PARCEL SPLITS AND PROPOSED EASEMENTS SHALL BE IN PLACE PRIOR TO CONSTRUCTION.



NO.	REVISIONS	BY	DATE	DRAWN
1	FOR SITE PLAN REVIEW		01/27/23	JAM
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				CHECKED: JVP
				DATE: 04/27/2023

taco john's
SINCE 1969
3145 HENRY STREET
MUSKEGON, MI 49441

Prein & Newhof
Engineers-Surveyors-Environmental-Laboratory

MERITAGE HOSPITALITY GROUP
45 OTTAWA AVENUE, SW, SUITE #600
GRAND RAPIDS, MI 49503

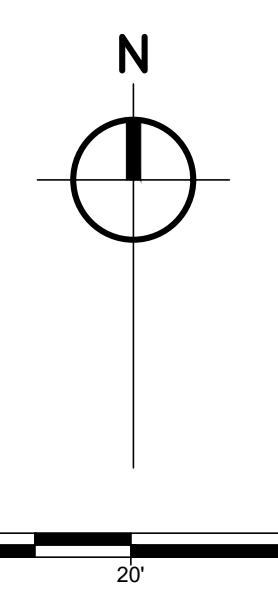
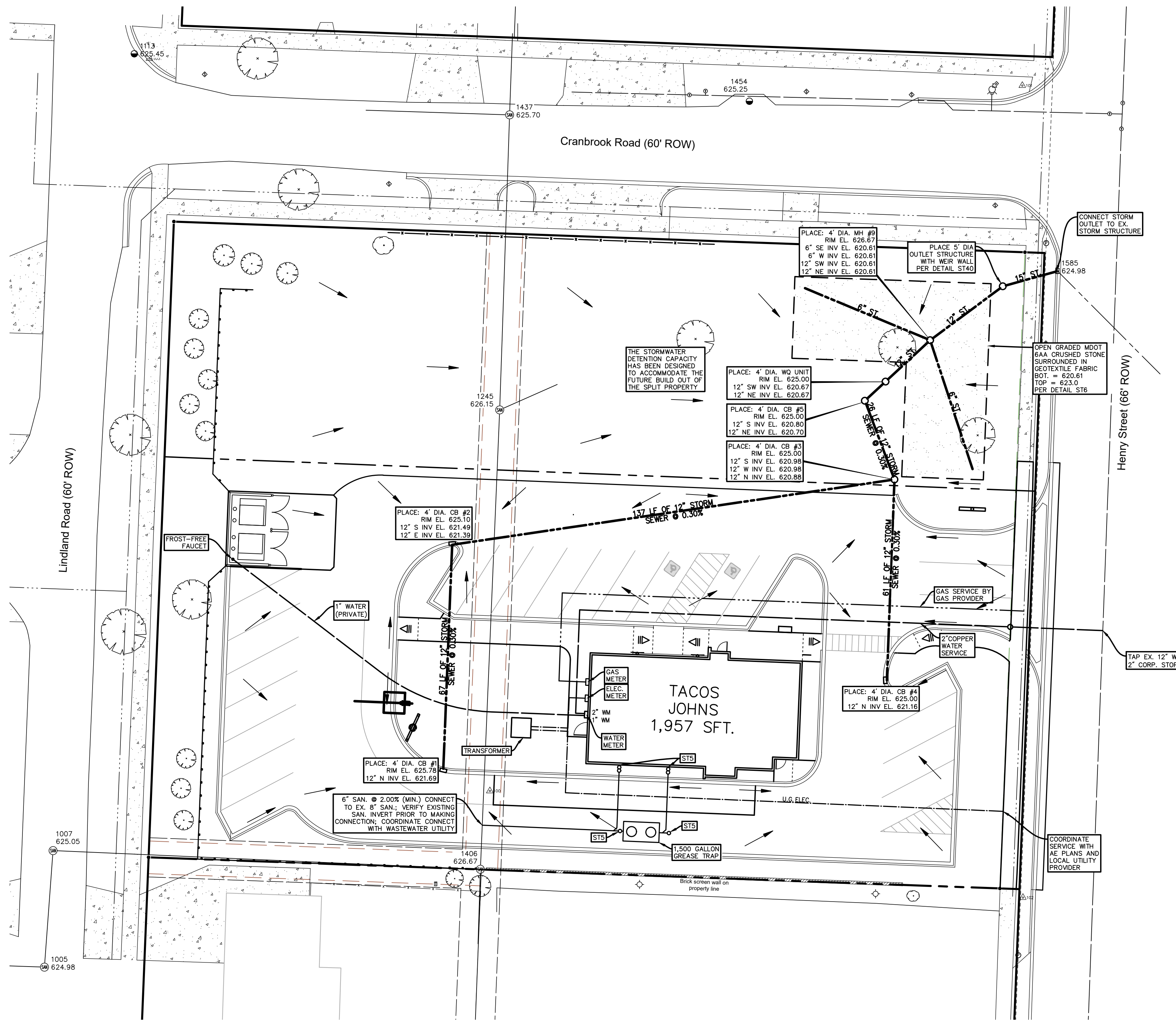
PRELIMINARY SITE PLAN

PROJECT NO. 2221132
SHEET NO. C2.0

T:\WORK\PROJECTS\2023\2221132\MERITAGE_ROOSEVELT PARK_TACO JOHN'S\4_PROJ\2221132 - C2.0 SITE PLAN\DWG - MILLER - Apr. 27 2023 - 08:46am - Prein&Newhof.dwg

811
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DRAINAGE AND UTILITY LEGEND

EX. MANHOLE	⊙
EX. CATCH BASIN	⊕
EX. CLEANOUT	⊖
EX. VALVE (WATER)	⊗
EX. HYDRANT	⊘
PROP. MANHOLE	●
PROP. CATCH BASIN	⊙
STORM FLOW DIRECTION	→
PROP. CLEANOUT	⊖
PROP. VALVE (WATER)	⊗
PROP. HYDRANT	⊘
PROP. LIGHT POLE (SEE ARCH. PLAN FOR MORE DETAIL)	⊙
EX. GAS SERVICE	---
EX. WATERMAIN	---
EX. SANITARY SEWER	---
EX. STORM SEWER	---
PROP. WATER MAIN	---
PROP. RESTRAINED JOINT WATER MAIN	---
PROP. SANITARY SEWER	---
PROP. STORM SEWER	---

STORM SEWER NOTES

1. MUSKEGON COUNTY DRAIN COMMISSION STORM SEWER SITE PLAN APPROVAL SHALL BE OBTAINED PRIOR TO APPLYING FOR FINAL PERMITS.

DRAINAGE AND UTILITY LAYOUT KEY

ST5 UTILITY SYSTEM END-LINE CLEANOUT	SEE DETAIL ST5
ST6 STORM DRAIN DETENTION SECTION	SEE DETAIL ST6
ST40 OUTLET CONTROL STRUCTURE	SEE DETAIL ST40

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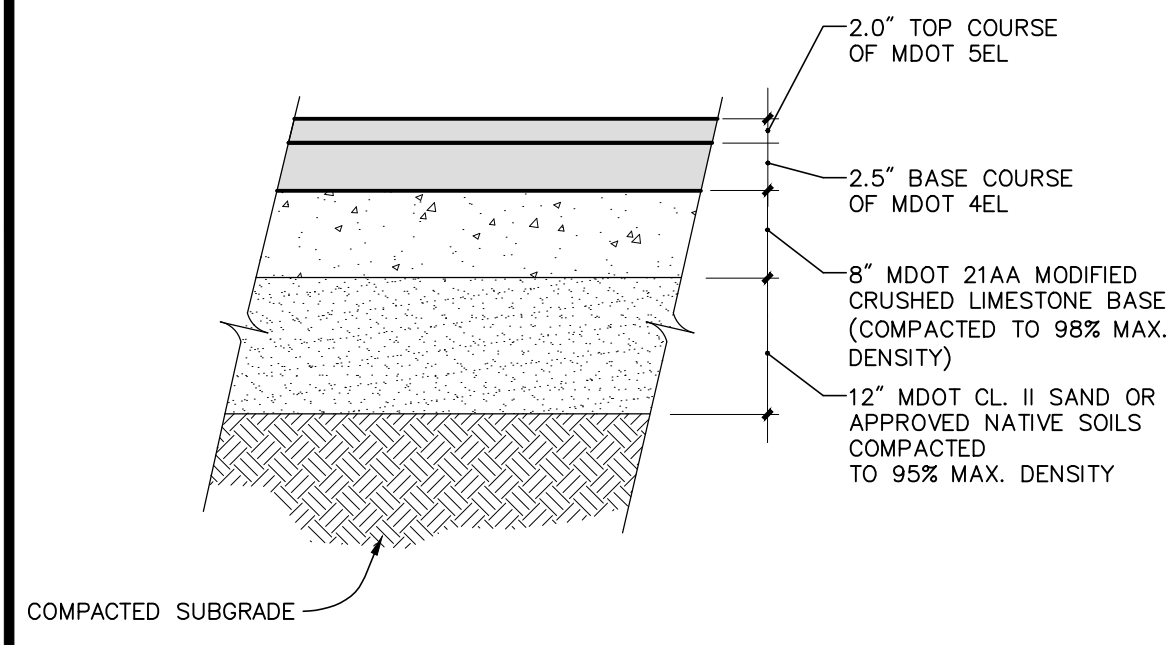
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MERITAGE HOSPITALITY GROUP
45 OTTAWA AVENUE, SW, SUITE #600
GRAND RAPIDS, MI 49503

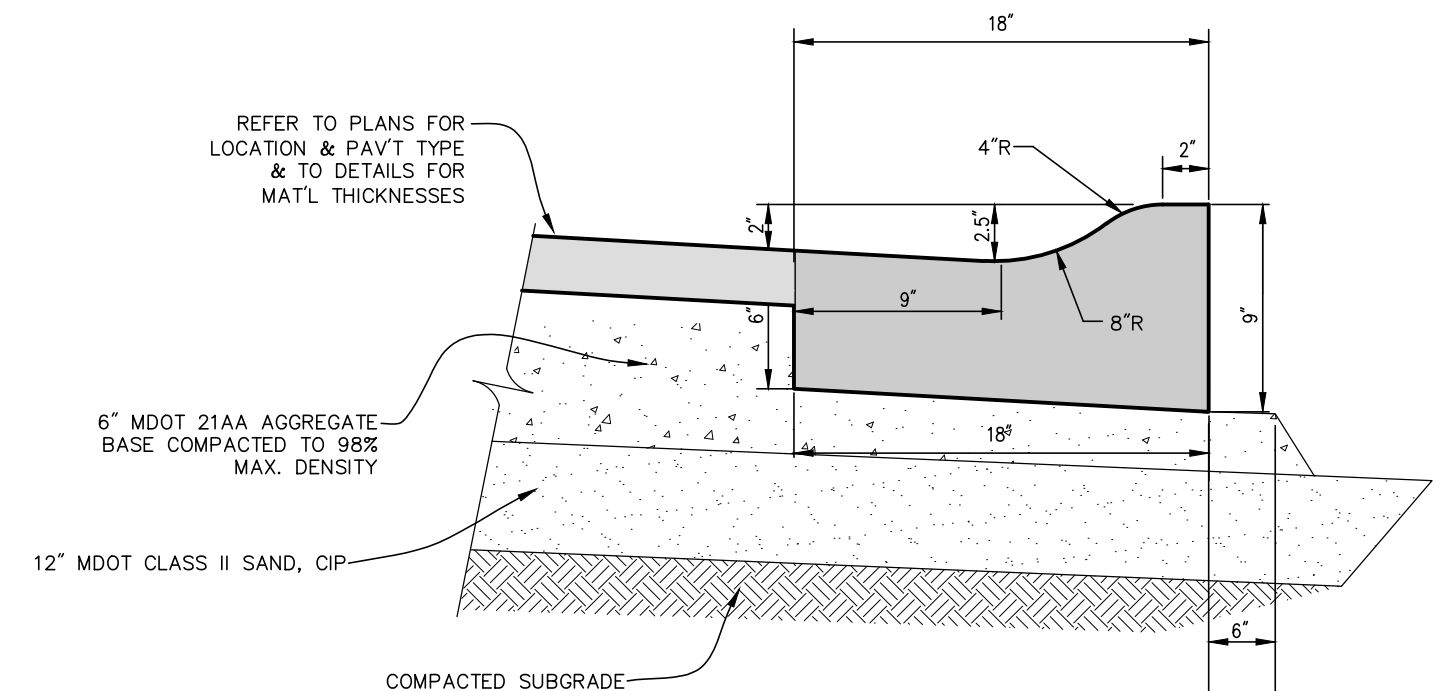
DRAINAGE AND UTILITY PLAN

PROJECT NO.
2221132

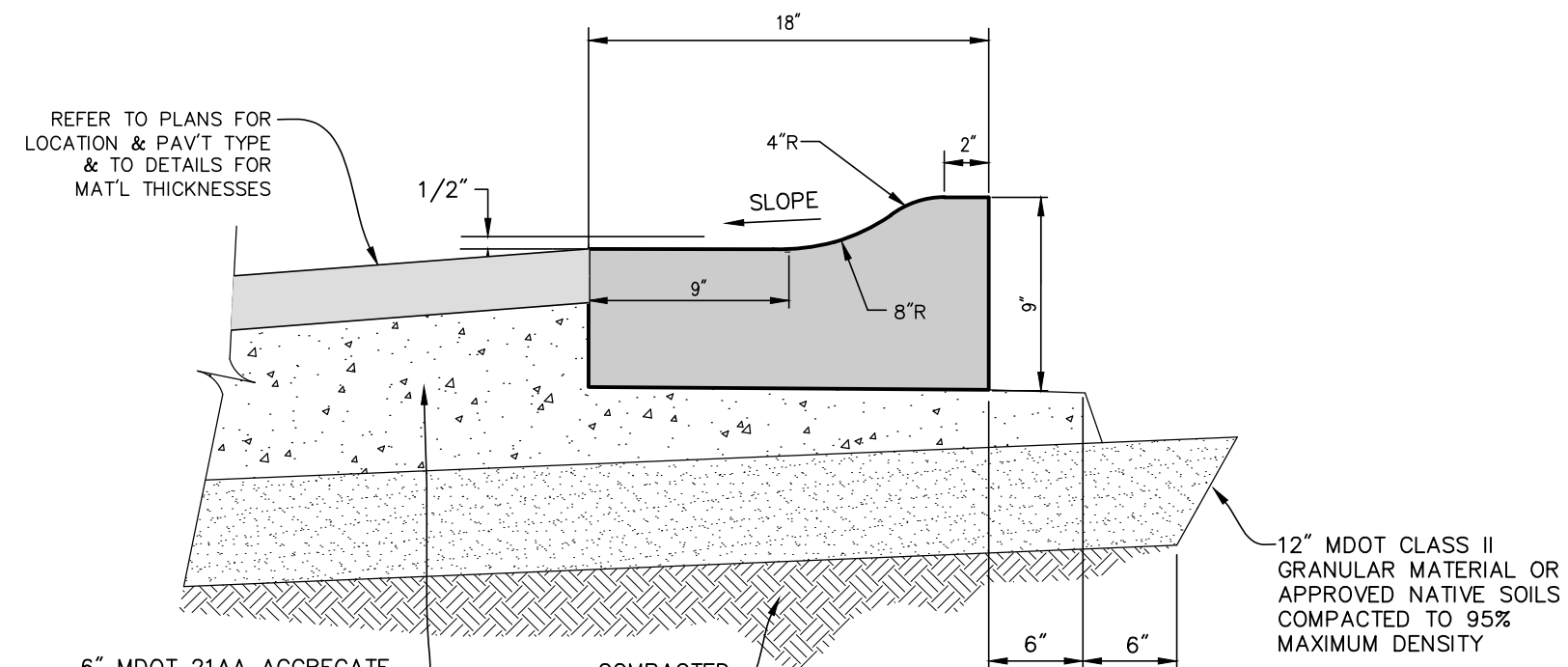
SHEET NO.
C3.0



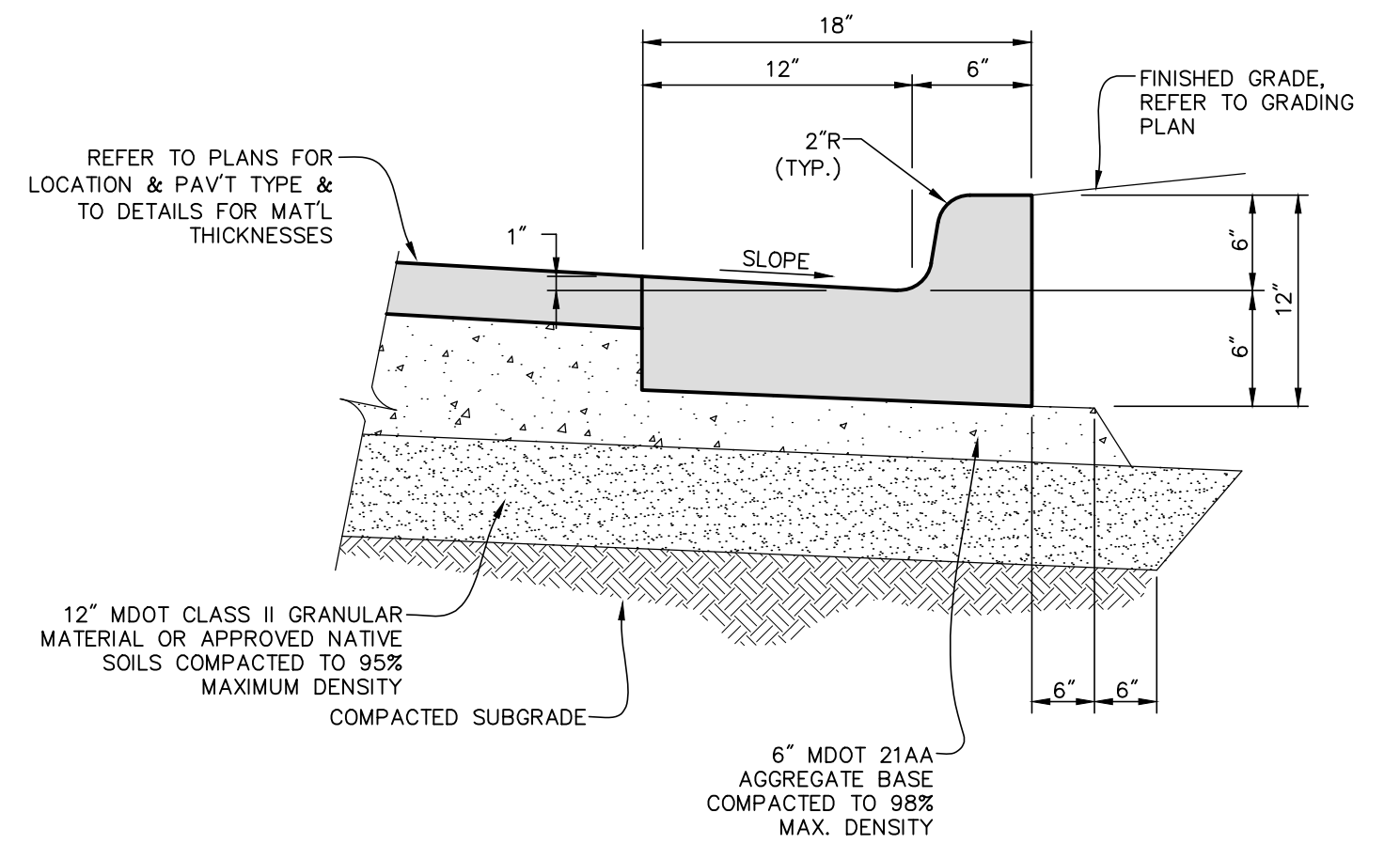
A7 HEAVY DUTY HMA PAVEMENT
SCALE: NONE



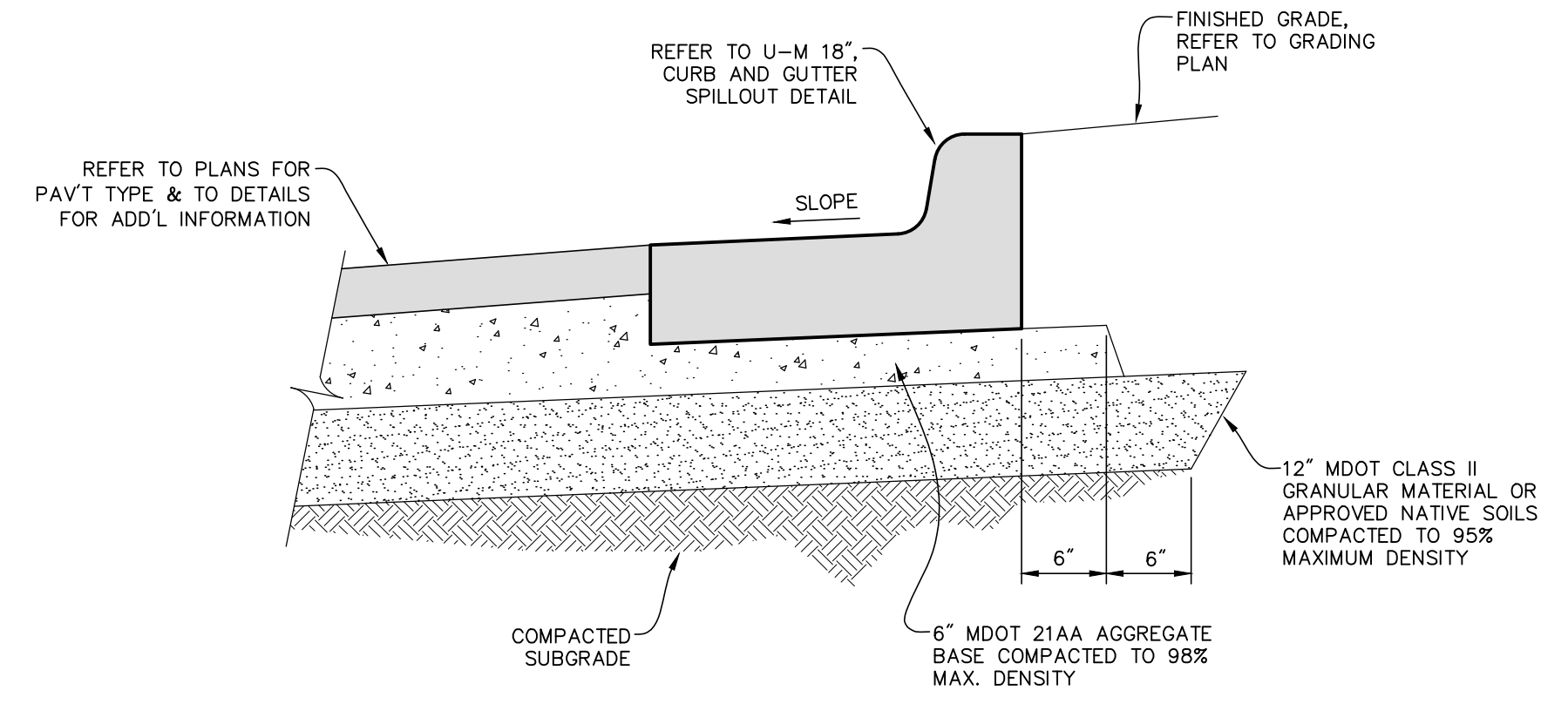
C2 ROLLED CONCRETE CURB DETAIL
SCALE: NONE



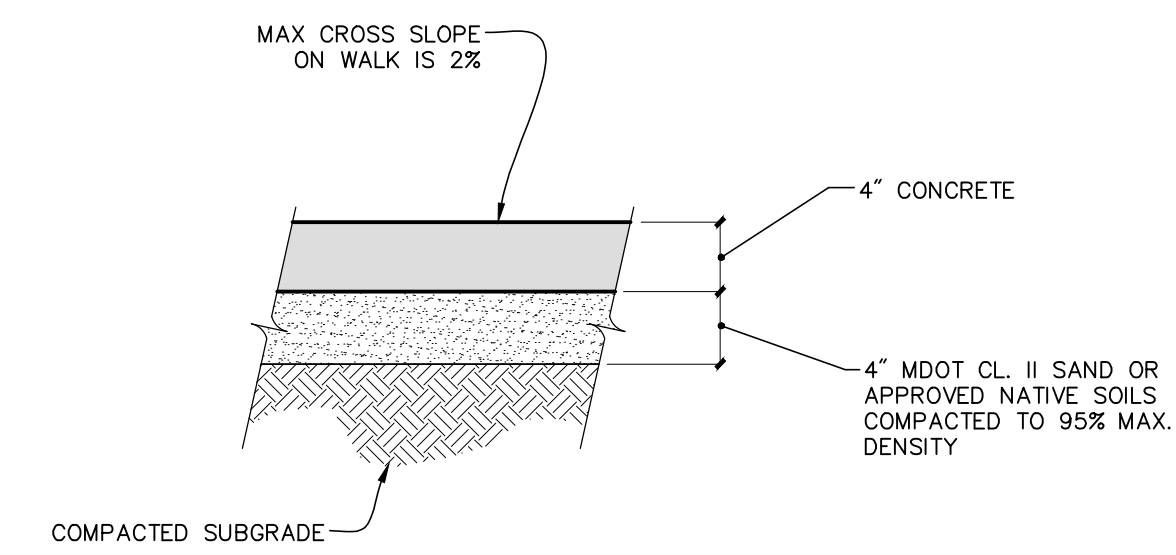
C2A TIP OUT ROLLED CONCRETE CURB DETAIL
SCALE: NONE



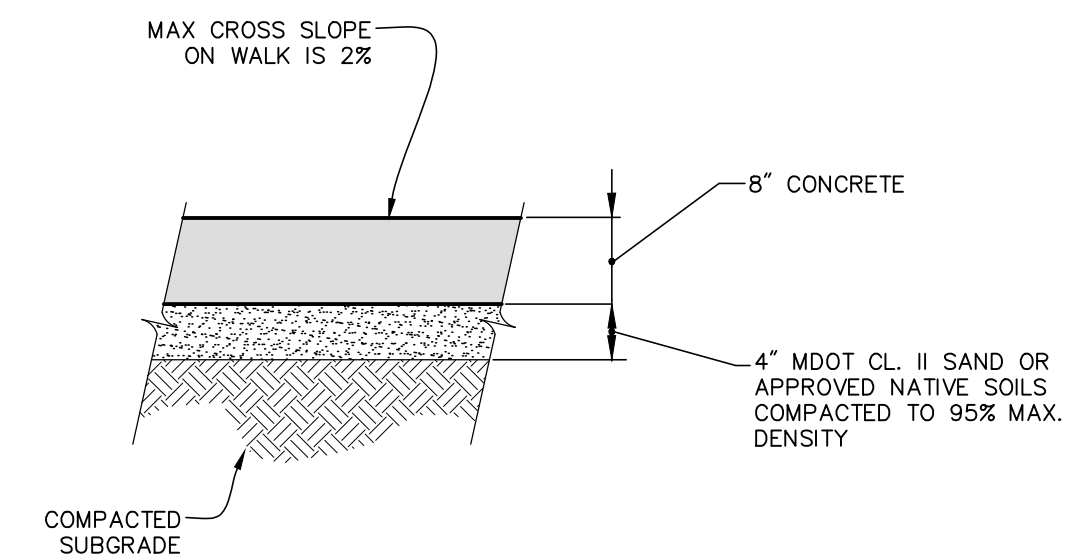
C3 TYPE 1 CONCRETE CURB AND GUTTER
SCALE: NONE



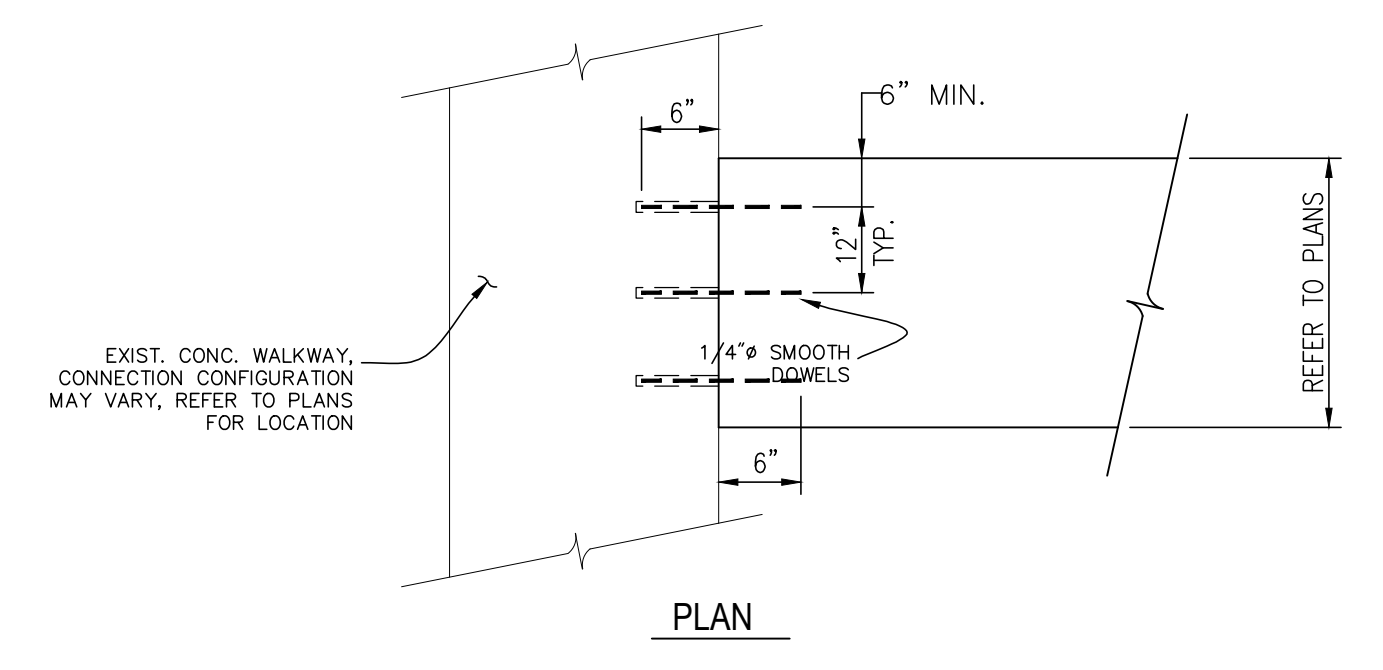
C4 TYPE 2 CONCRETE CURB AND GUTTER
SCALE: NONE



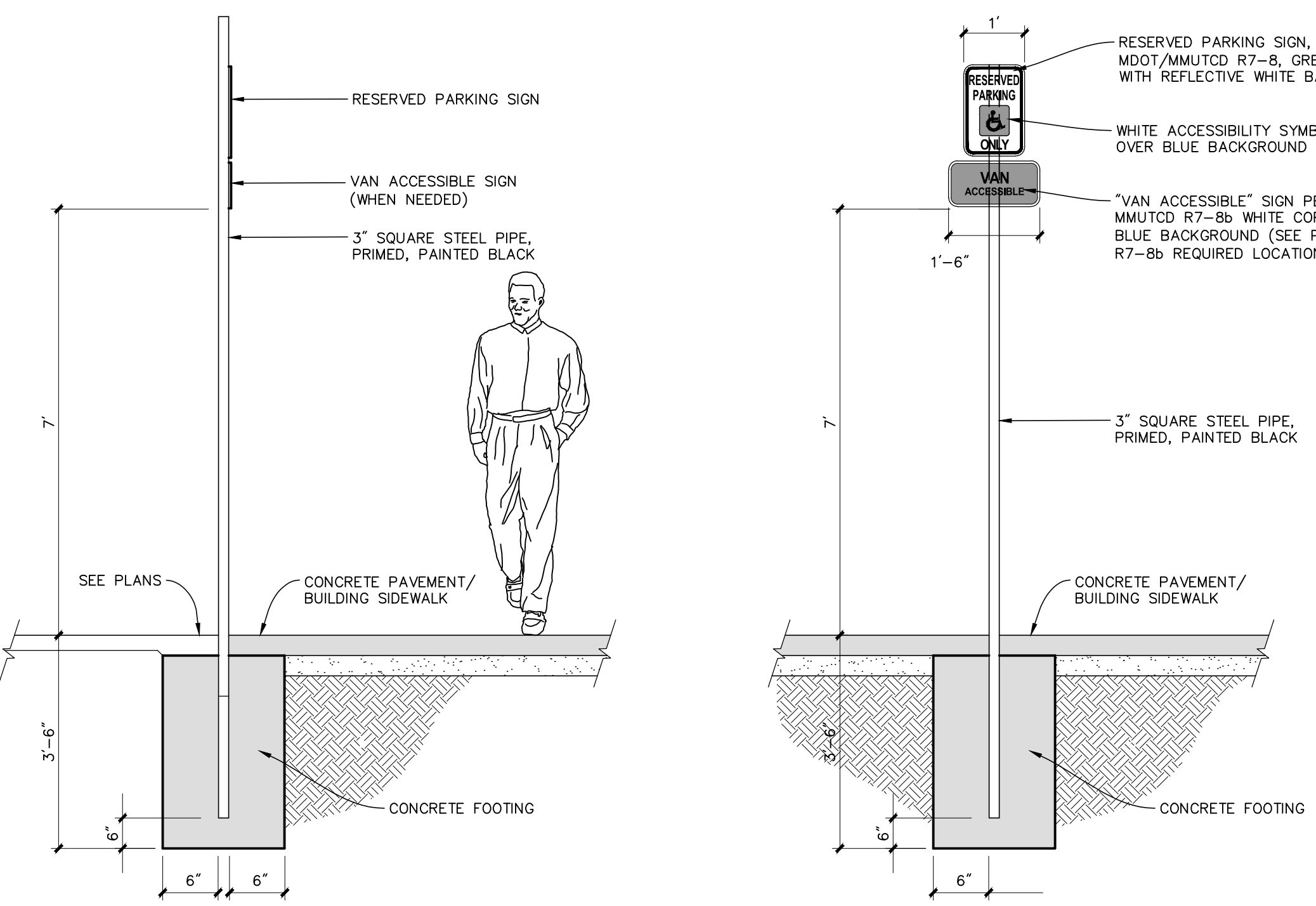
C9 STANDARD DUTY CONCRETE WALKWAY/PAVEMENT
SCALE: NONE



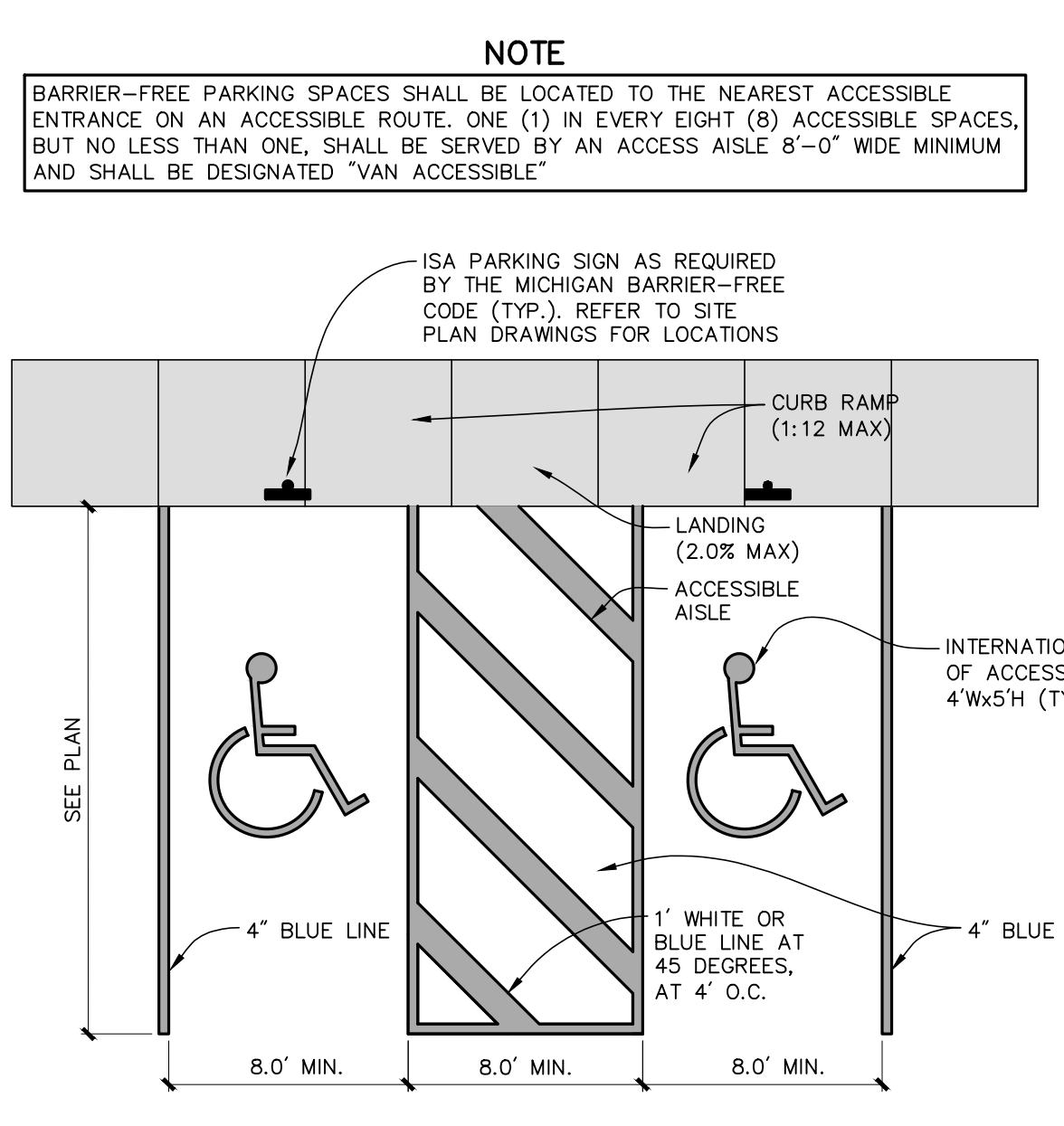
C10 WALKWAY/PAVT. HEAVY DUTY CONCRETE
SCALE: NONE



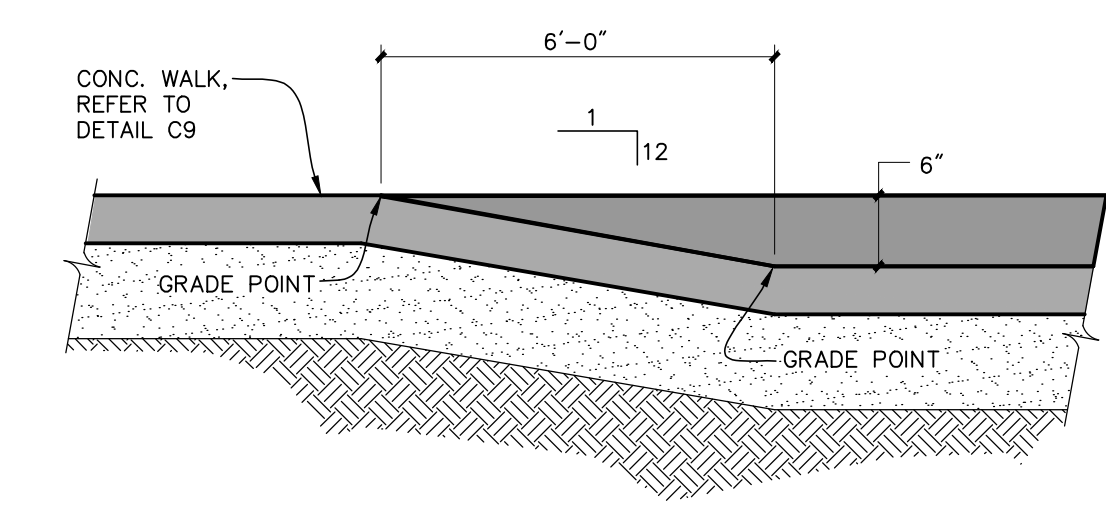
C35 SECTION CONCRETE WALKWAY CONNECTION
SCALE: NONE



T1 BARRIER-FREE SIGN
SCALE: NONE



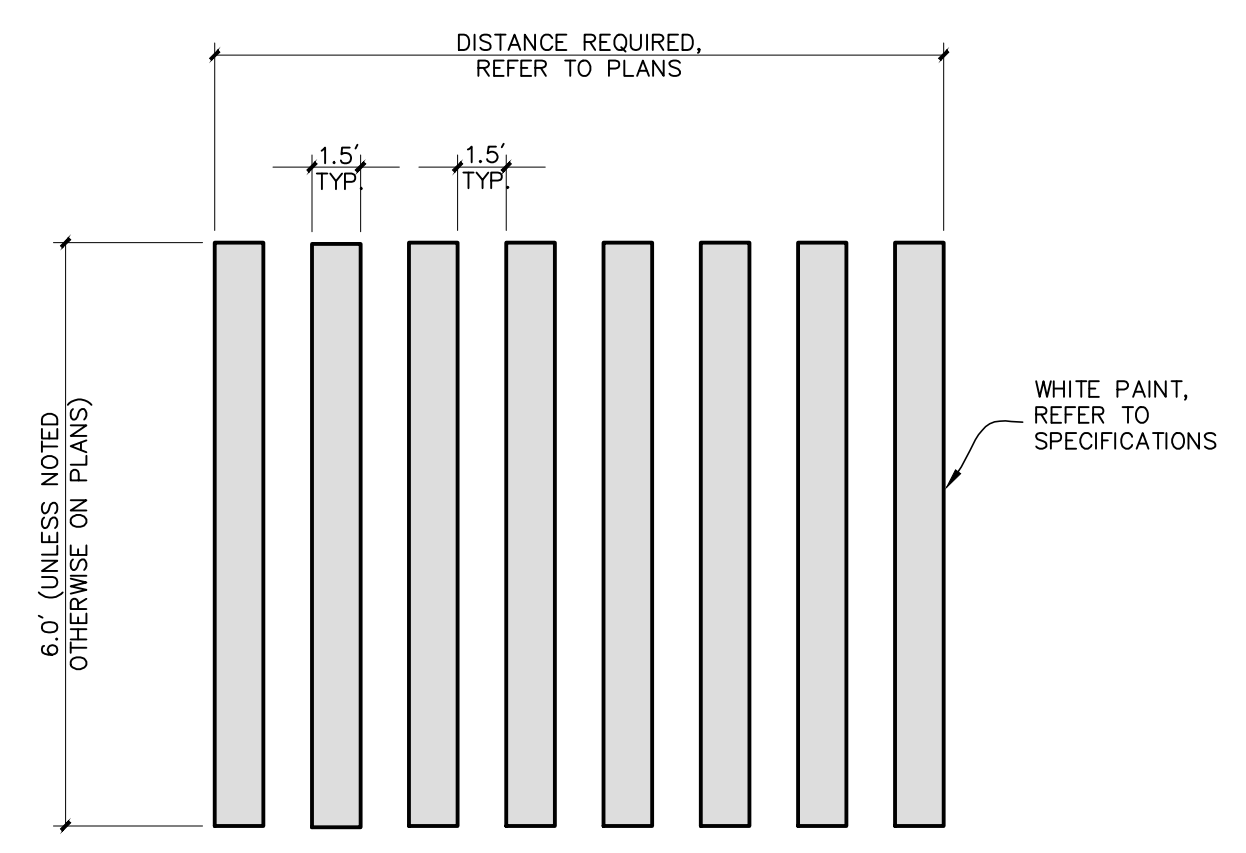
M23 BARRIER-FREE PARKING SPACE LAYOUT - VAN ACCESSIBLE
SCALE: NONE



C36 SECTION BARRIER FREE CONCRETE WALK RAMP
SCALE: NONE



M21 BARRIER-FREE PARKING SYMBOL
SCALE: 1/2" = 1'-0"



M16 MISCELLANEOUS CROSSWALK STRIPING
NOT TO SCALE

NOTE
BARRIER-FREE PARKING SPACES SHALL BE LOCATED TO THE NEAREST ACCESSIBLE ENTRANCE ON AN ACCESSIBLE ROUTE. ONE (1) IN EVERY EIGHT (8) ACCESSIBLE SPACES, BUT NO LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 8'-0" WIDE MINIMUM AND SHALL BE DESIGNATED "VAN ACCESSIBLE"

ISA PARKING SIGN AS REQUIRED BY THE MICHIGAN BARRIER-FREE CODE (TYP.). REFER TO SITE PLAN DRAWINGS FOR LOCATIONS

INTERNATIONAL SYMBOL OF ACCESSIBILITY PARKING SPACE MARKING WITH BLUE BACKGROUND AND WHITE BORDER OPTIONS - MUTCD 3B-19

T:\BUILDING PROJECTS\2023\2221132_MERITAGE_HOSPITALITY_GROUP\4_PWD\2221132_C540_CIVIL_SITE_DETAILS.DWG - MILLER - Apr. 27 2023 - 08:45am - Prein&Newhof

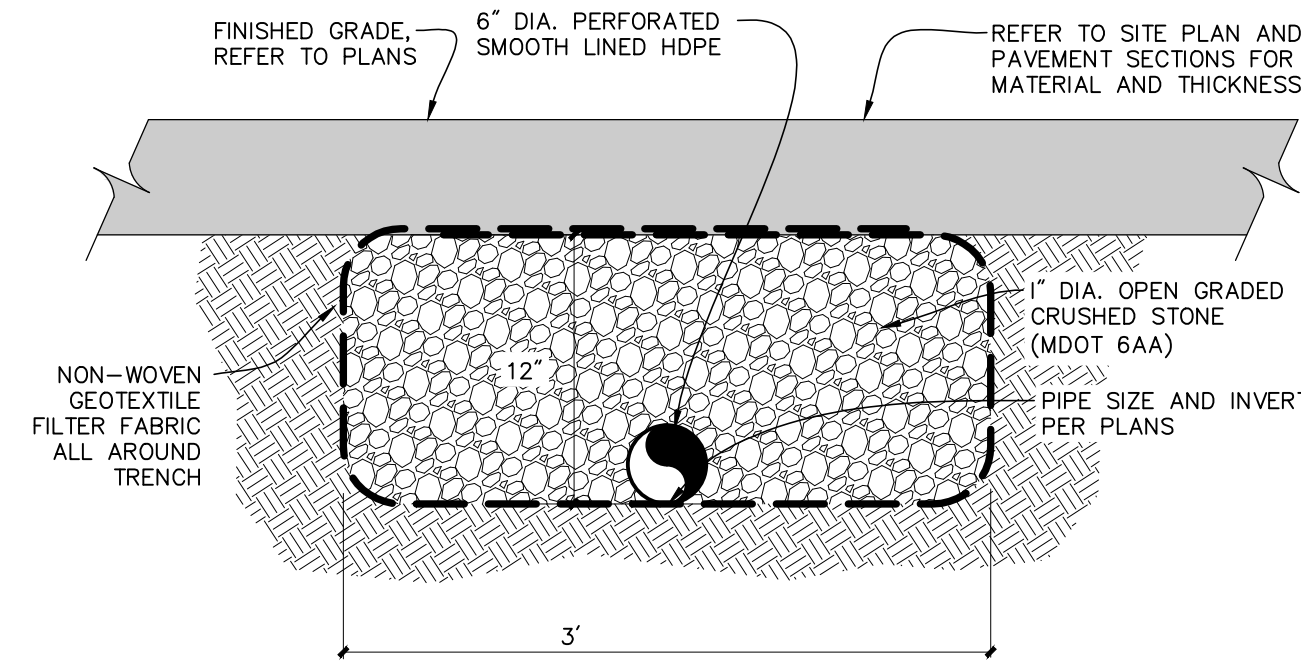
NO.	REVISIONS	BY	DATE	DRAWN
1	FOR SITE PLAN REVIEW		01/27/23	JAM
2	REVISED FOR SITE PLAN REVIEW		04/27/23	JAM
	CHECKED			JVP
	DATE			04/27/2023



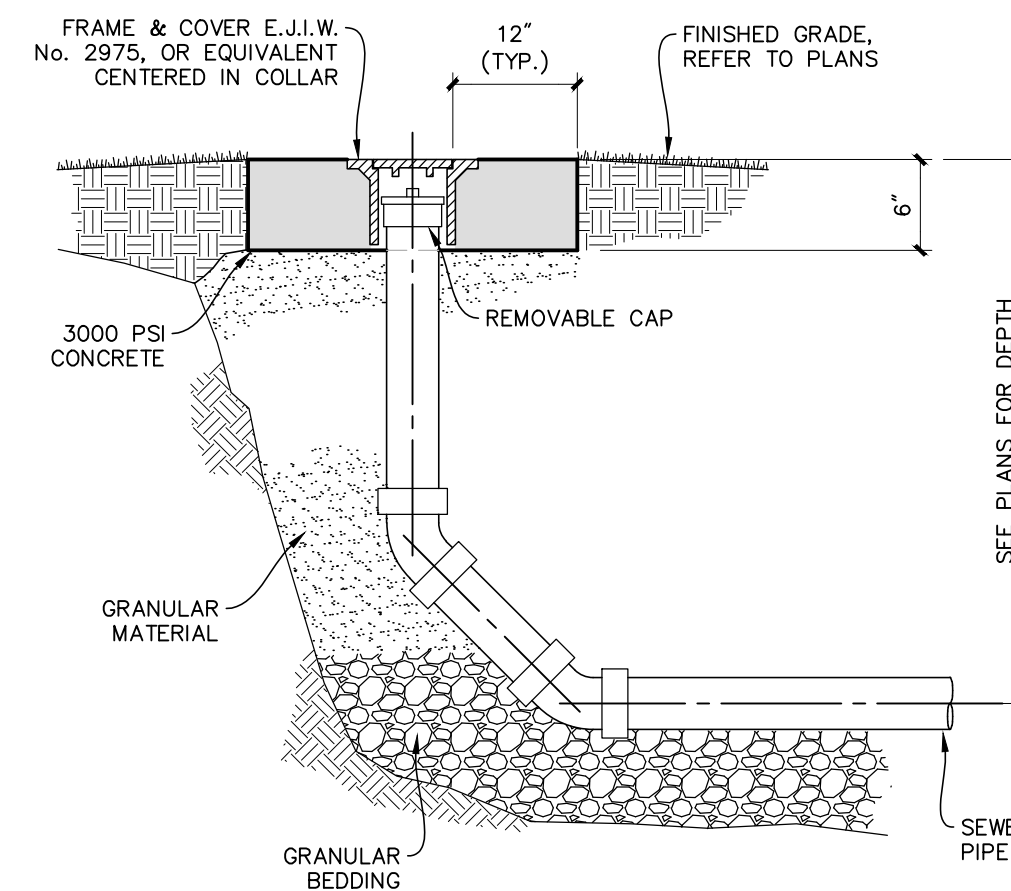
MERITAGE HOSPITALITY GROUP
45 OTTAWA AVENUE, SW, SUITE #600
GRAND RAPIDS, MI 49503

PROJECT NO. **2221132**
SHEET NO. **C4.0**

CIVIL SITE DETAILS

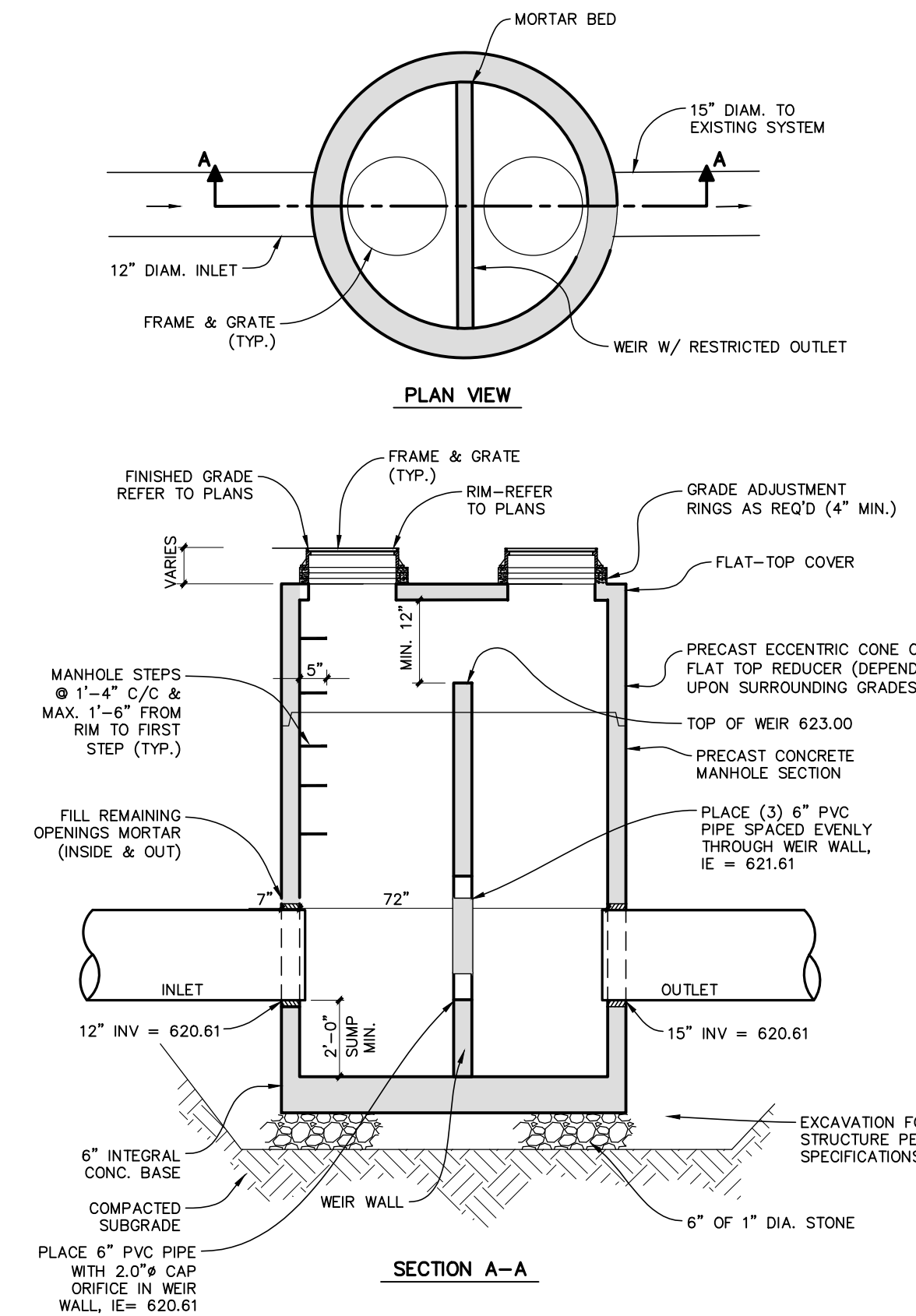


ST6 STORM DRAIN DETENTION SECTION
SCALE : NONE

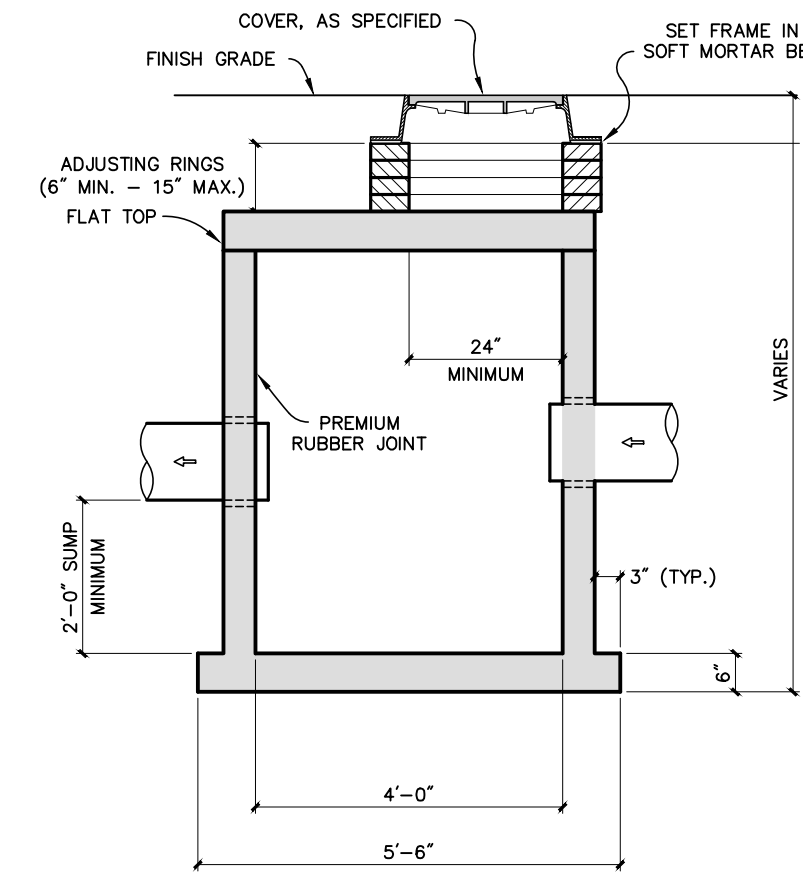


ST5 UTILITY SYSTEM END-LINE CLEANOUT
SCALE : NONE

NOTE
CONCRETE COLLAR MAY BE OMITTED IF CLEANOUT IS LOCATED WITHIN CONCRETE SIDEWALK OR CONCRETE PAVT

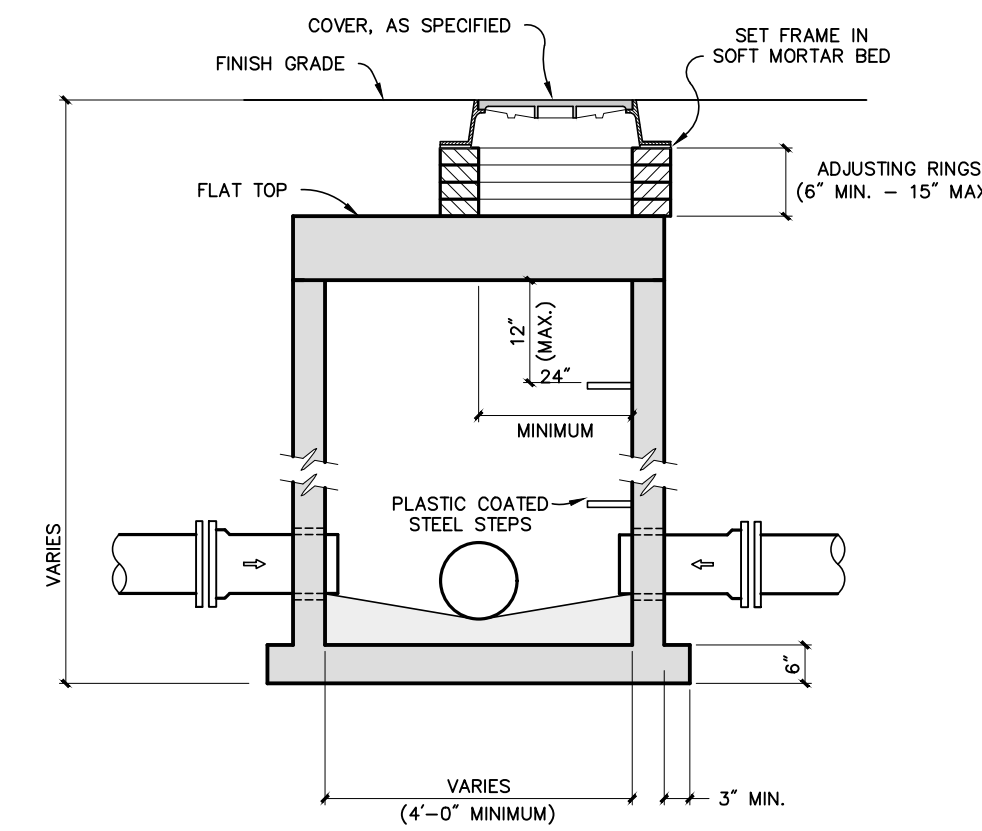


ST40 OUTLET CONTROL STRUCTURE
SCALE : NONE



STANDARD CATCH BASIN (PRECAST CONCRETE)

NOTES
1. PRECAST CONCRETE CATCH BASIN SHALL MEET ASTM C478.
2. IF BOTTOM IS PRECAST CONCRETE, SET ON MINIMUM 4" SAND SUBBASE (CP) OR CLASS 1A CRUSHED STONE WRAPPED WITH GEOTEXTILE FABRIC.
3. STD. 4"-Ø DIAMETER INLET SAME AS CATCH BASIN WITHOUT SUMP.



STANDARD STORM SEWER MANHOLE (PRECAST CONCRETE)

NOTES
1. PRECAST CONCRETE MANHOLE SHALL MEET ASTM C478.
2. IF BOTTOM IS PRECAST CONCRETE, SET ON MINIMUM 4" SAND SUBBASE (CP) OR CLASS 1A CRUSHED STONE WRAPPED WITH GEOTEXTILE FABRIC.
3. CONE MAY BE ROTATED TO ALIGN STEPS TO VARIOUS LOCATIONS IN MANHOLE.

T:\BUILDING PROJECTS\2023\221132_MERITAGE_HOSPITALITY_GROUP\4_PROJ\221132 - CAD\DWG - 0520 DWG SITE DETAILS.DWG - MILLER - Apr. 27 2023 - 08:47am - Prein&Newhof

NO.	REVISIONS	BY	DATE	DRAWN
1	FOR SITE PLAN REVIEW		01/27/23	JAM
2	REVISED FOR SITE PLAN REVIEW		04/27/23	JVP



MERITAGE HOSPITALITY GROUP
45 OTTAWA AVENUE, SW, SUITE #600
GRAND RAPIDS, MI 49503

CIVIL UTILITY DETAILS

PROJECT NO.
2221132

SHEET NO.
C4.1



Crites, Tidey, & Assoc., Inc.
 908C West River Center Dr
 Comstock Park MI 49321
 PH: 616-647-2400
 www.critestidey.com

PHOTOMETRIC EVALUATION
 NOT FOR CONSTRUCTION
 Based on the information provided, all dimensions and luminaire locations represent a recommended application. The engineer and/or architect must determine the applicability of the layout regarding existing or future field conditions.
 This lighting layout represents illumination levels calculated using laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved method. Actual performance of a manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in LEDs, and other field conditions. Calculations may not include obstructions such as buildings, curbs, landscaping, or other architectural elements. Future nomenclature may not include mounting hardware or poles. This layout is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

DESIGNED FOR:

3145 HENRY STREET
 ADDRESS

SALES

T MCBRIDE

DATE

1.6.2023

DESIGNER

JEN YONKERS

REVISIONS

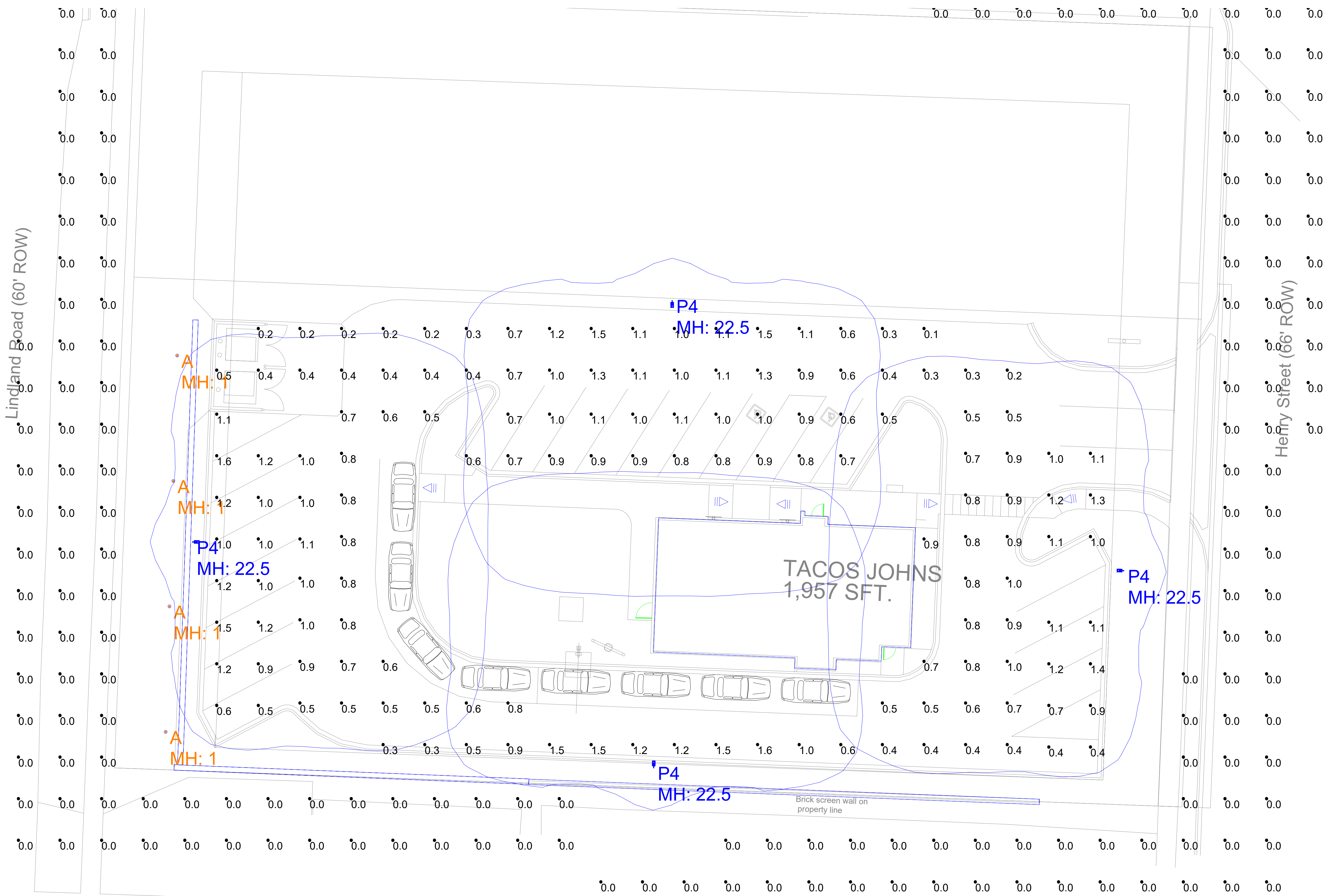
DATE	NAME
XX	XX

SHEET

1

Lindland Road (60' ROW)

Henry Street (66' ROW)



PHOTOMETRIC PLAN

SCALE: NTS

Luminaire Schedule											
Scene: GEN											
Symbol	Qty	Label	Arrangement	LLD	LDD	BF	[MANUFAC]	Description	MNT HEIGHT	MNT TYPE	Ttl Watts
	4	A	Single	0.100	0.100	1.000	B-K LIGHTING	DELEDTRX100WFLBZX9C120120	1	GROUND	2.94
	4	P4	Single	0.880	0.940	1.000	COOPER - McGRAW-EDISON	GALN-SA2A-740-U-T4FT-HSS	22.5	POLE	252



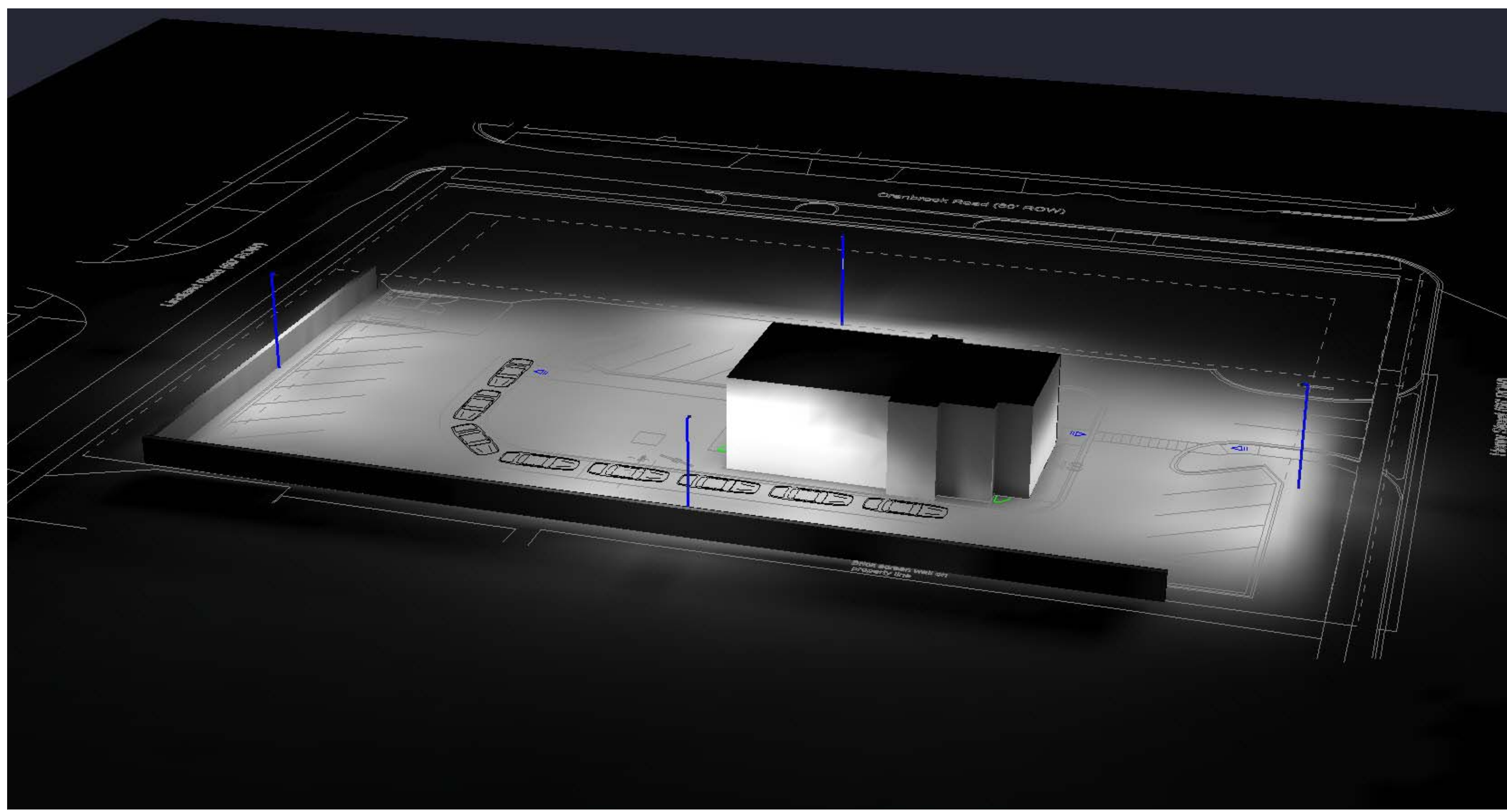
Crites, Tidey, & Assoc., Inc.
 908C West River Center Dr
 Comstock Park MI 49321
 PH: 616-647-2400
 www.critestidey.com

PHOTOMETRIC EVALUATION
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DESIGNED FOR:

Calculation Summary							
Scene: GEN							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVE	Illuminance	Fc	0.75	1.6	0.1	7.50	16.00
LIGHT TRESPASS	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	0.94	1.6	0.4	2.35	4.00

NOTES:
 - CALC AT GRADE



3145 HENRY STREET
 ADDRESS

SALES
 T MCBRIDE

DATE
 1.6.2023

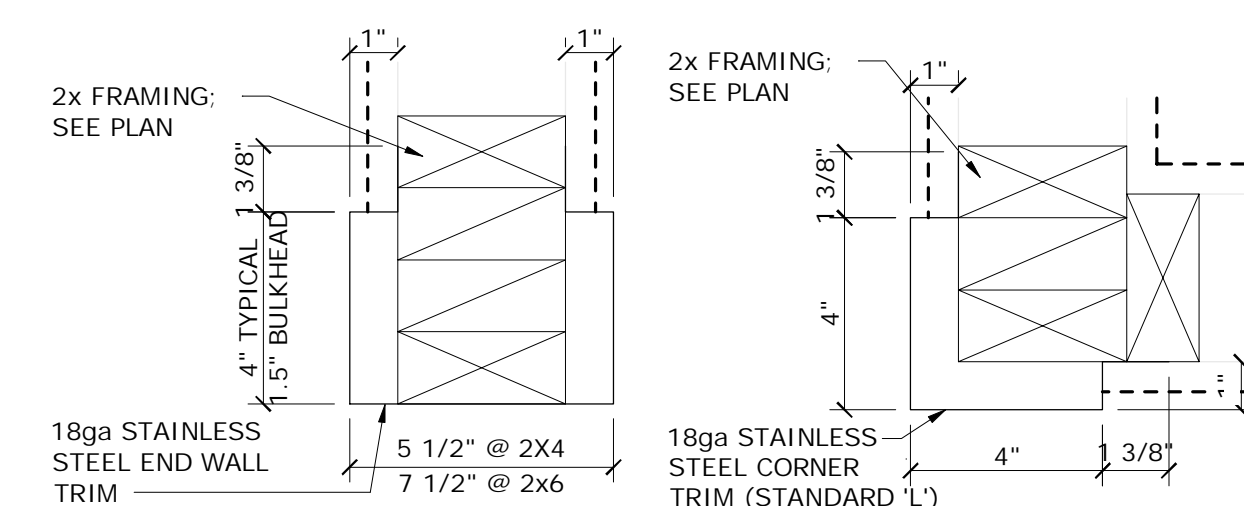
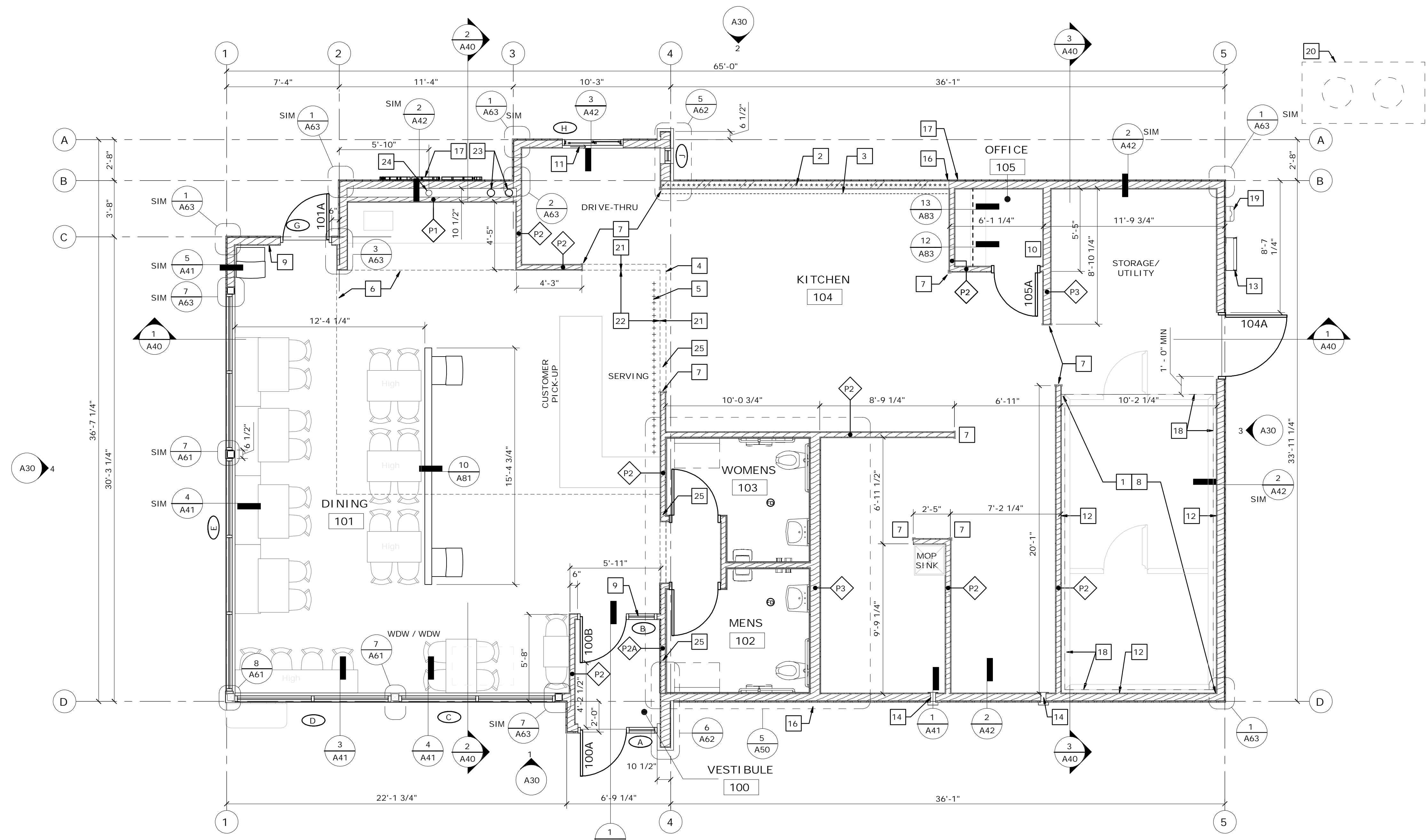
DESIGNER
 JEN YONKERS

REVISIONS	
DATE	NAME
4242023	J MILLER

SHEET
2

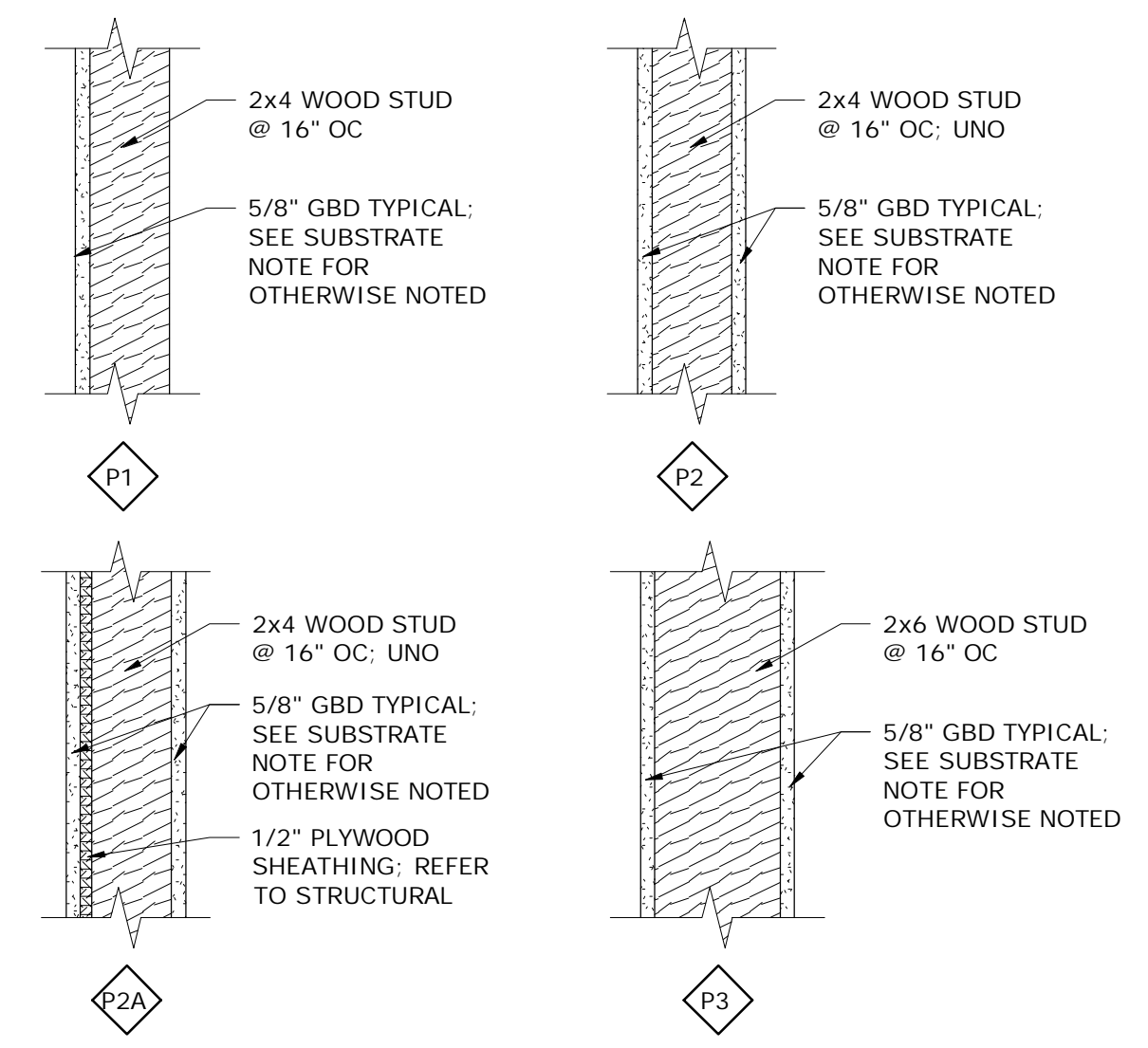
SCHEDULES
 SCALE: NTS

#	FLOOR PLAN KEYNOTES
1	RECESSED FLOOR SLAB AT WALK-IN BOX. REFER TO STRUCTURAL
2	***** INDICATES USG 5/8" DUROCK (OR APPROVED EQUAL) AT FINISH FLOOR TO CEILING. 18ga CEE STUD FRAMING AT 16" OC BEHIND HOOD (IN LIEU OF WOOD STUD). EXTEND 18" MIN BEYOND EACH END OF HOOD
3	DASHED LINE INDICATES 18ga STAINLESS STEEL PANELS FROM TOP OF COVE BASE TO CEILING AND 18" MIN WIDE BEYOND EACH SIDE OF HOOD. GC TO PROVIDE STAINLESS ON REMAINDER OF WALL NOT SUPPLIED BY HOOD MANUFACTURER
4	DASHED LINE OF BULKHEAD ABOVE. REFER TO CEILING PLAN
5	+++++ INDICATES 5/8" PLYWOOD BACKING ON WALLS FOR EQUIPMENT AS INDICATED ON PLAN. BULKHEAD AT MENUBOARD WALL FROM 7'-0" AFF TO BOTTOM OF ROOF TRUSSES
6	DASHED LINE OF SOFFIT ABOVE. REFER TO CEILING PLAN
7	INSTALL STAINLESS STEEL CAP ON WALL END AND UNDERSIDE OF ALL BULKHEADS IN SERVICE AREA. REFER TO DETAIL 2/A10
8	INTERIOR WALK-IN BOX WITH FLOOR ON RECESSED CONCRETE SLAB. VERIFY SIZE WITH MANUFACTURER AND COORDINATE WITH ADJACENT WALLS
9	EXIT SIGN LOCATION. REFER TO DETAIL 1/A50 & 2/A50
10	RECESSED ELECTRICAL PANEL LOCATION
11	VERIFY OPENING DIRECTION OF SLIDING WINDOW WITH OWNER. SEE SHEET A80
12	INSTALL 5/8" GBD TO TOP OF WALL BEHIND WALK-IN BOX
13	ROOF ACCESS LADDER. SEE SHEET A11 FOR DETAIL
14	4"x4" RECESSED LOCK BOX FOR BULK CO2 BEVERAGE SUPPLY LINE AND GREASE RECYCLING MOUNTED AT 4'-0" AFF
16	HOSE BIB LOCATION. REFER TO PLUMBING
17	COW'S TONGUE (ABOVE) WITH SPLASHBLOCK (BELOW). REFER TO PLUMBING
18	LINE OF RECESSED SLAB SHOWN DASHED. SEE STRUCTURAL
19	APPROXIMATE LOCATION OF GAS METER. SEE CIVIL
20	APPROXIMATE LOCATION OF GREASE INTERCEPTOR. SEE CIVIL
21	EXTENTS FOR FLRT, SEE FINISH SCHEDULE
22	TRANSITION RESIN FLOOR AND DECOR FLOORING ALIGNED WITH DINING ROOM SIDE OR BULKHEAD ABOVE. USE SCHLUTER SCHIENE TRIM OR EQUAL. SEE DECOR PLAN FOR FLOOR FINISHES.
23	(2) 6" Ø PVC PIPE FOR SYRUP LINE DROPS
24	STORM DRAIN PIPE. REFER TO PLUMBING
25	WALL CONSTRUCTION IN PARALLEL TO THE BLADE WALL TO BE BUILT UP TO 11'-5" AFF. BRACE TO STRUCTURE ABOVE AS REQUIRED. RE: STRUCTURAL DRAWINGS FOR MORE INFO



2 CORNER & END WALL TRIM
3" = 1'-0"

1 FLOOR PLAN
1/4" = 1'-0"



WALL TYPES
1 1/2" = 1'-0"

GENERAL NOTES - FINISH:

- REFER TO A81 FOR FINISH SCHEDULE AND DECOR PACKAGE FOR ALL INTERIOR FINISH INFORMATION AND HEIGHTS
- ALL BACK OF HOUSE AREAS TO HAVE FRP FINISH ON WALLS AND RESIN ON FLOORS WITH INTEGRAL COVE BASE, INCLUDING BUT NOT LIMITED TO, DRIVE-THRU, KITCHEN, OFFICE, STORAGE AND UTILITY. REFER TO A81 FOR RESIN AND FRP INFORMATION
- PRIOR TO INSTALLATION OF ALL FLOOR TILE, GC TO TREAT EVERY CONCRETE CRACK AND CONTROL JOINTS WITH AN 18" WIDE STRIP (CENTERED ON JOINT) OF CRACK ISOLATION LIQUID MEMBRANE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. PRODUCT TO BE FROM REDGUARD OR GREEN SEEL OR APPROVED EQUAL

SUBSTRATE NOTE: (INSTALL IN LIEU OF TYPICAL 5/8" GBD)

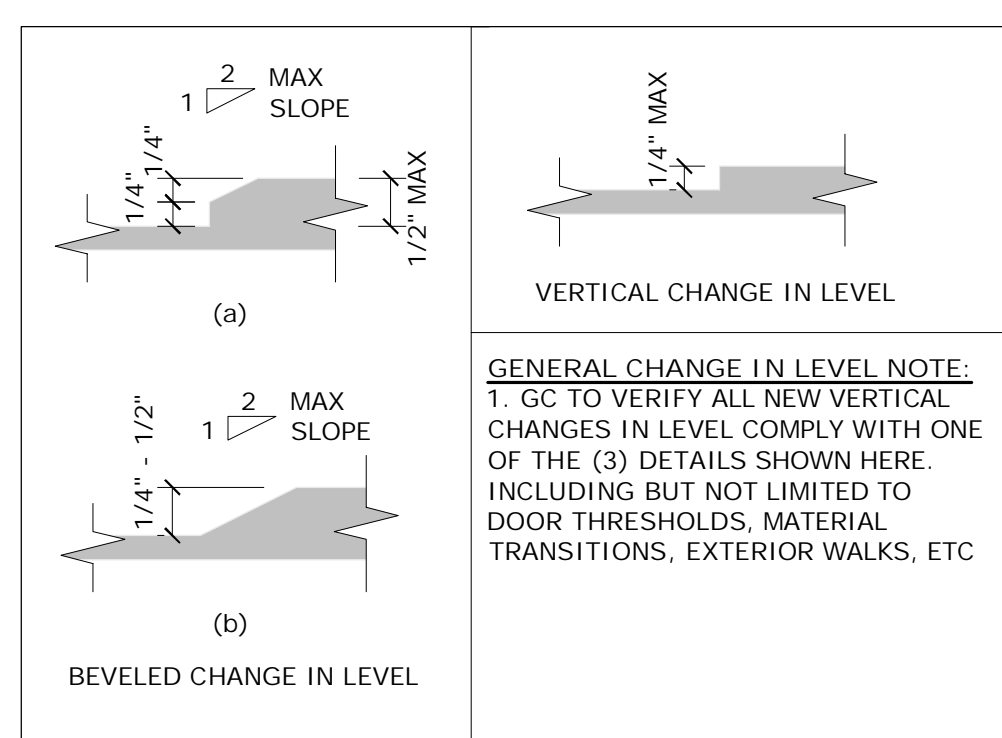
BACK OF HOUSE (KITCHEN - STORAGE - UTILITY - OFFICE)
5/8" USG "DUROCK" (OR APPROVED EQUAL) AT FINISH FLOOR TO 12" AFF
5/8" CDX PLYWOOD FROM 12" AFF TO 6" ABOVE CEILING

RESTROOMS
5/8" USG "DUROCK" (OR APPROVED EQUAL) AT FINISH FLOOR TO 12" AFF
5/8" WATER RESISTANT GBD FROM 12" AFF TO 6" ABOVE CEILING

MOP SINK
5/8" USG "DUROCK" (OR APPROVED EQUAL) AT FINISH FLOOR TO CEILING. TYPICAL BOTH WALLS

GENERAL NOTES - FLOOR PLAN:

- GRID LINES ARE TO OUTSIDE FACE OF CONCRETE FOUNDATION AND OUTSIDE FACE OF SHEATHING OF WALL ABOVE. UNO: SEE WALL DETAILS FOR MORE INFORMATION
- REFER TO EXTERIOR ELEVATIONS FOR EXTENT OF EXTERIOR FINISHES AND TYPICAL EXTERIOR NOTES
- GC TO INSTALL INTERIOR FINISHES THROUGHOUT. REFER TO FINISH PLAN AND DECOR DRAWINGS FOR SPECIFICATIONS AND VERIFY SELECTIONS WITH OWNER PRIOR TO ORDERING
- PRELIMINARY FURNITURE LAYOUT SHOWN. REFER TO DECOR PACKAGE FOR FINAL FURNITURE LAYOUT AND INTERIOR FINISHES (TYP)
- INSTALL NEW CONVENIENCE ELECTRICAL OUTLETS IN DINING ROOM FOR CUSTOMERS. GC TO COORDINATE WITH DECOR PACKAGE (SUGGESTED LOCATIONS ON DECOR DRAWINGS. SOME MAY REQUIRE CONDUIT CUT INTO SLAB OR DROPPED DOWN FROM CEILING THRU DECORATIVE SCREEN) AND OWNER FOR QUANTITY AND LOCATIONS. GC TO PROVIDE POWER AND CABLE TV/SAT CONNECTIONS FOR WALL MOUNTED TV (SEE DECOR PACKAGE FOR LOCATION) GC TO PROVIDE ELECTRICAL FOR WALL MOUNTED LIGHTS IF CALLED OUT BY DECOR PACKAGE (SEE DECOR INTERIOR ELEVATIONS/PLANS)
- GC TO VERIFY OPERATION OF ALL DOOR CLOSERS AND HARDWARE. CLOSERS TO PROVIDE A MAXIMUM 5lbs OPERATING FORCE AND A CLOSING SPEED OF 5 SECONDS MIN
- FOR DOOR AND WINDOW TYPES, REFER TO SHEET A80
- ALL OUTSIDE CORNERS IN THE BACK OF HOUSE AREAS ARE TO HAVE CORNER GUARDS. SEE DETAIL 2/A10
- GC SHALL PROVIDE ALL CONCEALED WALL REINFORCEMENTS REQUIRED BY SUPPLIERS OF ALL PRODUCTS TO BE INSTALLED AND FOR SUPPORT OF WATER LINES
- GC SHALL PROVIDE ACCESS DOORS, WALL OPENINGS, ROOF OPENINGS OR ANY OTHER CONSTRUCTION REQUIREMENTS NEEDED TO ACCOMMODATE THE MECHANICAL EQUIPMENT. LOCATIONS OF THESE OPENINGS SHALL BE SUBMITTED IN SUFFICIENT TIME TO BE INSTALLED IN THE NORMAL COURSE OF WORK.



3 ACCESSIBLE CHANGES IN LEVEL
6" = 1'-0"

PROJECT DATA:
CODE CRITERIA

2015 MICHIGAN BUILDING CODE
2015 MICHIGAN MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE
2018 MICHIGAN PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE OF MICHIGAN
2015 INTERNATIONAL FIRE CODE
2015 MICHIGAN ENERGY CODE, IECC
2009 ICC ANSI A117.1-2009

BUILDING

OCCUPANCY CLASSIFICATION (SECTION 302)
• GROUP A-2 - RESTAURANT
CONSTRUCTION TYPE
• V-B, NON-SPRINKLERED
BUILDING AREA = 2,106 SF
OCCUPANT LOAD (SECTION 1004)
DINING AREA: 707 SF / 15 SF/OCC = 48 OCC.
KITCHEN AREA: 1,250 SF / 200SF/OCC = 7 OCC.
TOTAL NUMBER OF OCCUPANTS FOR THE BUILDING = 55 OCC.

INTERIOR FINISHES (SECTION 800)

- INTERIOR WALL AND CEILING FINISHES
EXIT ENCLOSURE AND EXIT PASSAGEWAYS: CLASS A
ROOMS AND ENCLOSED SPACES: CLASS B
- INTERIOR FLOOR FINISHES
EXIT ENCLOSURES, PASSAGEWAYS: CLASS II & DOC FF-1 PILL TEST OR HIGHER

EXIT AND EXIT ACCESS (SECTIONS 1005, 1006, 1015, 1016, AND 1017)

- NUMBER OF EXITS: REQUIRED: 2, PROVIDED: 3
- MAX TRAVEL DISTANCE: REQ'D: 200' PROVIDED: 42'-5"
- MAX COMMON PATH TRAVEL: REQ'D: 75' PROVIDED: 20'-1"
- FIRE-RESISTANCE-RATED CORRIDORS ARE NOT REQUIRED

EXIT SIGNS (SECTION 1003.2.10)

- EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR IS MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN, EXCEPT:
 - EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS WHICH REQUIRE ONE EXIT OR EXIT ACCESS

FIRE SUPPRESSION SYSTEMS (SECTION 903)

- CONTRACTOR TO PROVIDE AND INSTALL (2) CLASS K 3A:40B:C PORTABLE FIRE EXTINGUISHERS. (1) IN KITCHEN AND (1) IN DINING. CONTRACTOR TO VERIFY LOCATION AND TYPE WITH THE LOCAL FIRE MARSHAL

MINIMUM # OF REQUIRED PLUMBING FIXTURES (TABLE 2902.1: SECTION 2902)

USE GROUP	OCCUPANTS	MALE				FEMALE				DF	SS
		WC	UR	LAV	SHWR	WC	LAV	SHWR			
A-2	55	1	1	1	1	1	1	1	1	1	1

WC = WATER CLOSET LAV = LAVATORY UR = URINAL
DF = DRINKING FOUNTAIN SS = SERVICE SINK SHWR = SHOWER
*DRINKING FOUNTAIN PROVIDED BY SODA MACHINE DISPENSING WATER

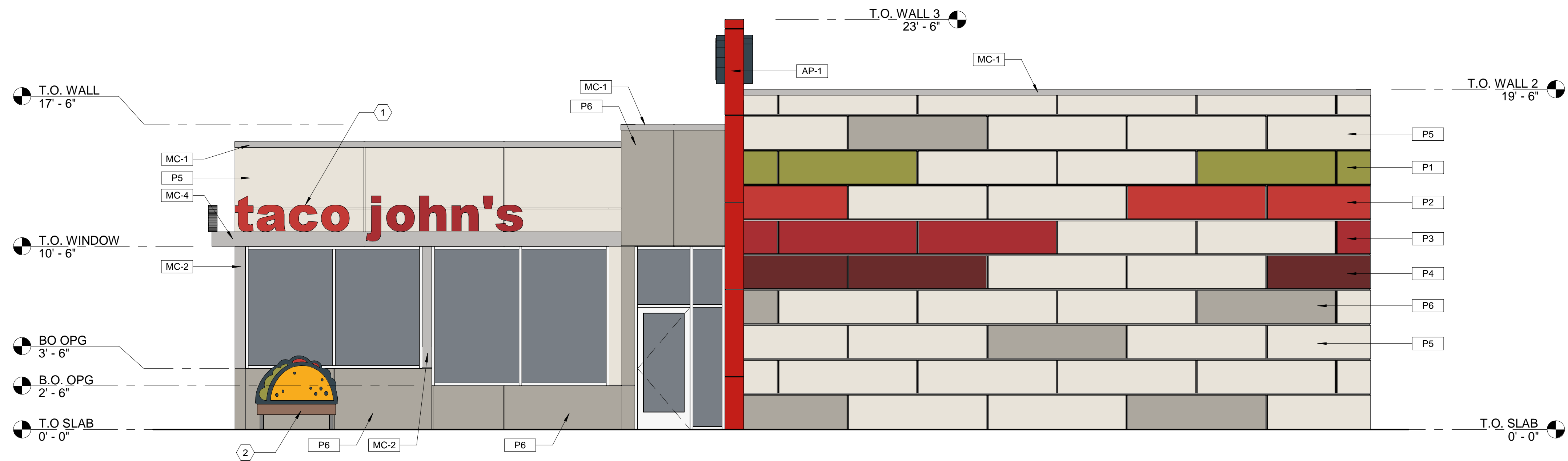
Revisions:

Mark	Date	Description
△		
△		
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△		

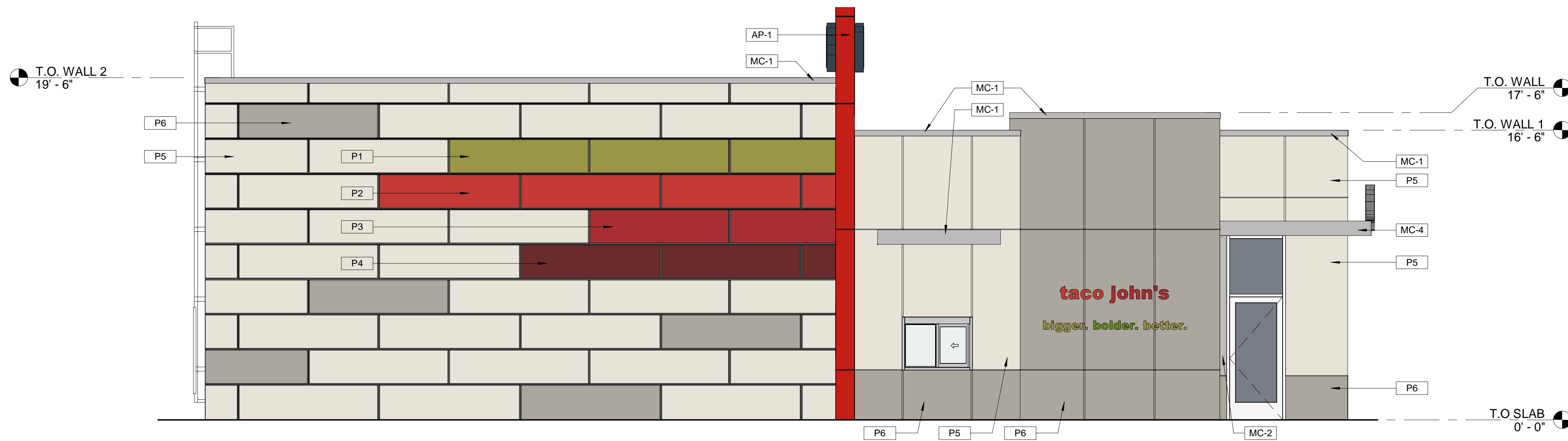
FLOOR PLAN
 TACO JOHN'S - HENRY ST
 3145 HENRY ST
 MUSKEGON, MI 49441

PROJECT: 221115
DRAWN BY: EW
CHECKED BY: DT
DATE: 01/24/2023
REVISIONS:

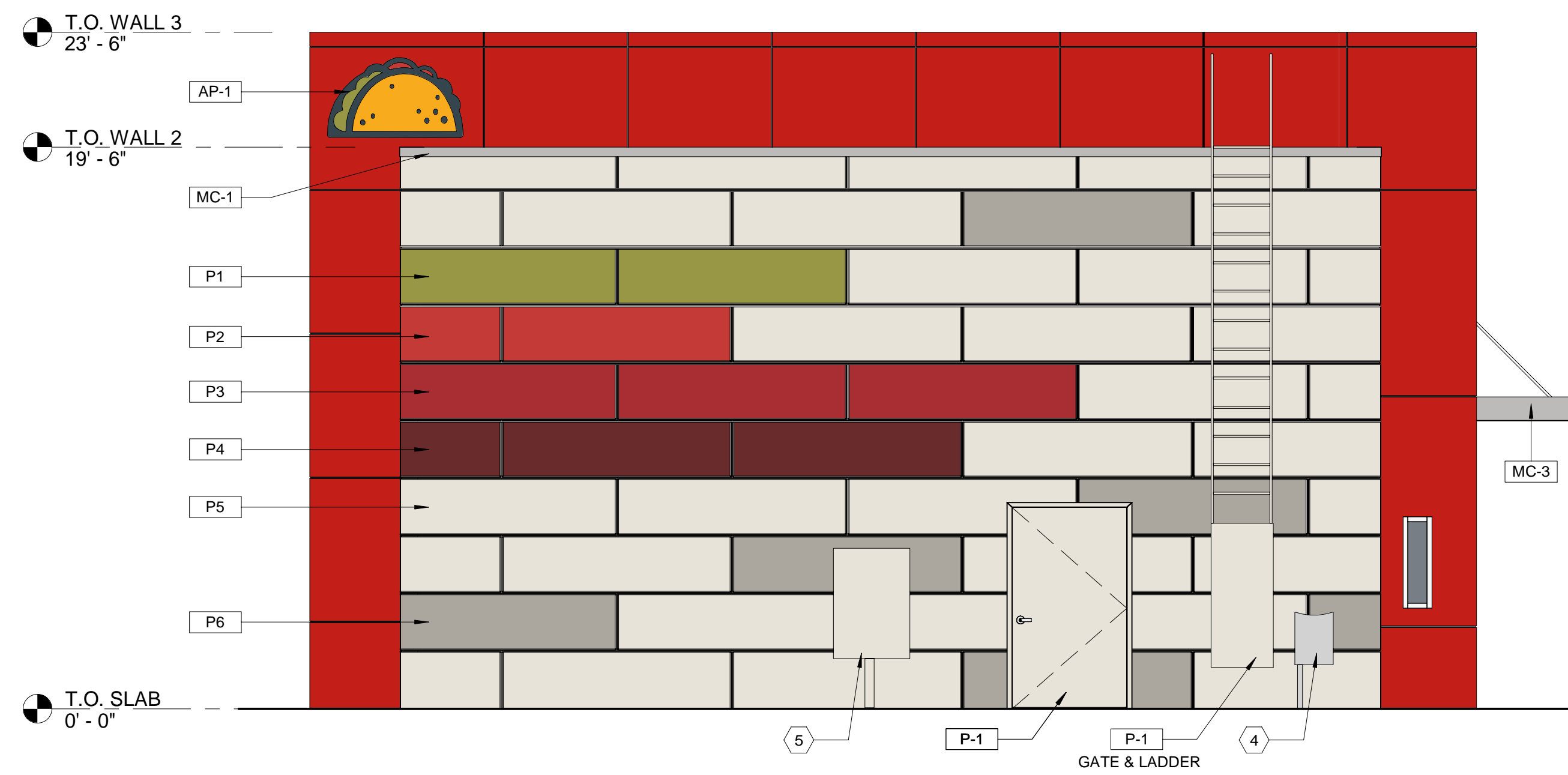
PERMIT / BID SET
A10



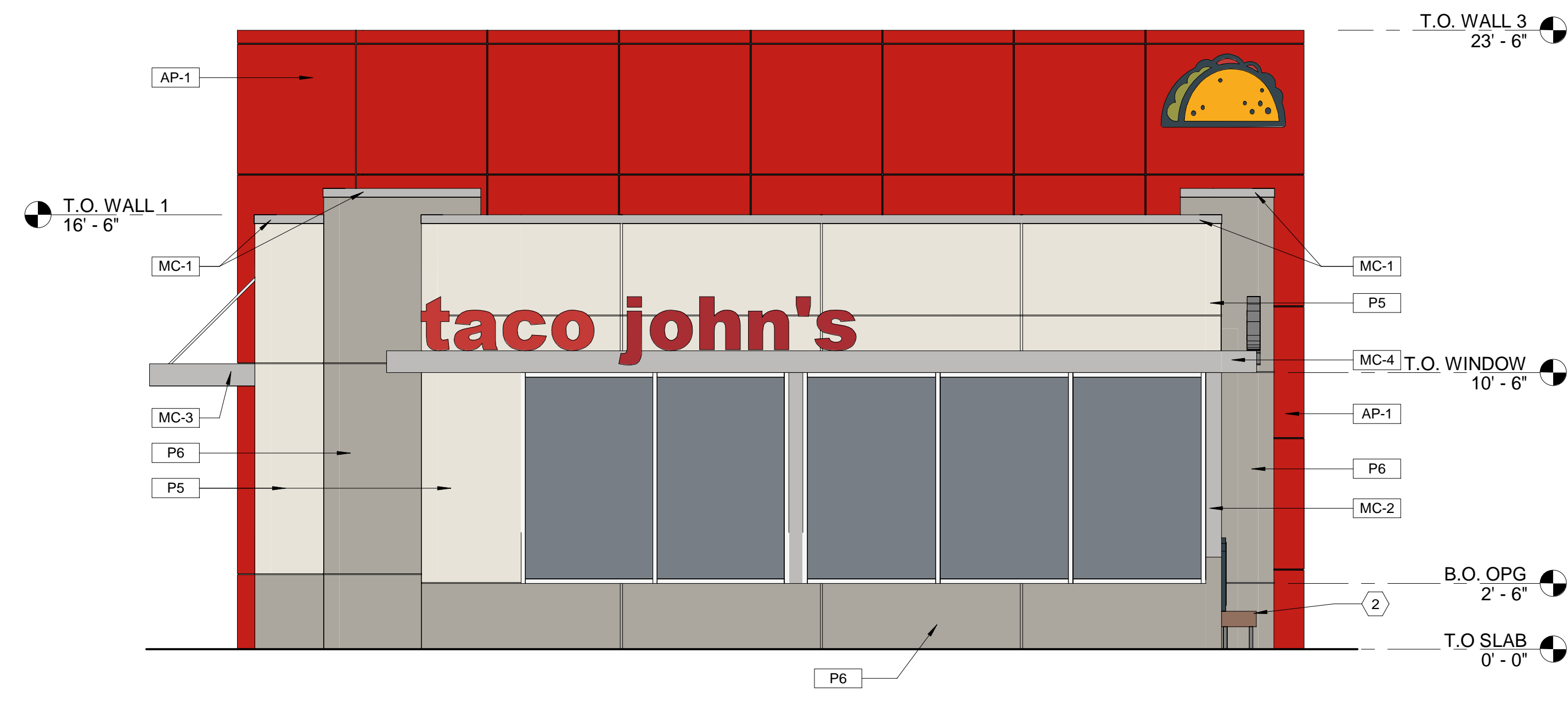
1 ELEVATION - MAIN ENTRY
A30 SCALE: 1/4" = 1'-0"



2 ELEVATION - DRIVE THRU
A30 SCALE: 1/4" = 1'-0"



3 ELEVATION - REAR
A30 SCALE: 1/4" = 1'-0"



4 ELEVATION - FRONT
A30 SCALE: 1/4" = 1'-0"

GENERAL ELEVATION NOTES:

1. REFER TO SHEET A81 FOR REFERENCED EXTERIOR FINISHES
2. CANOPY SUPPLIER TO VERIFY DIMENSIONS OF CANOPIES WITH FIELD CONDITIONS AND ENSURE SIZES FIT WITHIN THE PARAMETERS OF THE DESIGN INTENET SHOWN, SEE SHEET A11 FOR MORE INFORMATION
3. GC TO SUPPLY ELECTRICAL FOR UNDER-CANOPY LIGHTS PROVIDED BY CANOPY SUPPLIER
4. GC TO SUPPLY POWER AT SIGNAGE LOCATIONS; COORDINATE WITH SIGNAGE VENDOR
5. GC TO INSTALL ALL FIBER CEMENT PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS INCLUDING BUT NOT LIMITED TO MOISTURE RESISTIVE BARRIER, FLASHING, ETC.
6. SUPPORT ROD DESIGN STANDARD (UNO): THE CENTERLINE OF THE OUTSIDE SUPPORTS TO BE 6" FRMO THE OUTSIDE EDGES, THEN EVENLY SPACED INTERMEDIATE SUPPORT RODS INSIDE IF NEEDED. TYPICAL ANGLE OF ALL SUPPORT RODS ARE 45° UNLESS NOTED OTHERWISE

KEYNOTES

MARK	NOTE
1	SIGN: SUPPLIED AND INSTALLED BY SIGNAGE VENDOR
2	BRANDING BENCH: BY OWNER
3	COW'S TONGUE AND SPLASH BLOCK; REFER TO PLUMBING
4	APPROXIMATE LOCATION OF GAS METER, SEE CIVIL
5	APPROXIMATE LOCATION OF ELECTRICAL SERVICE

Revisions:

Mark	Date	By	Description
△			
△			
△			

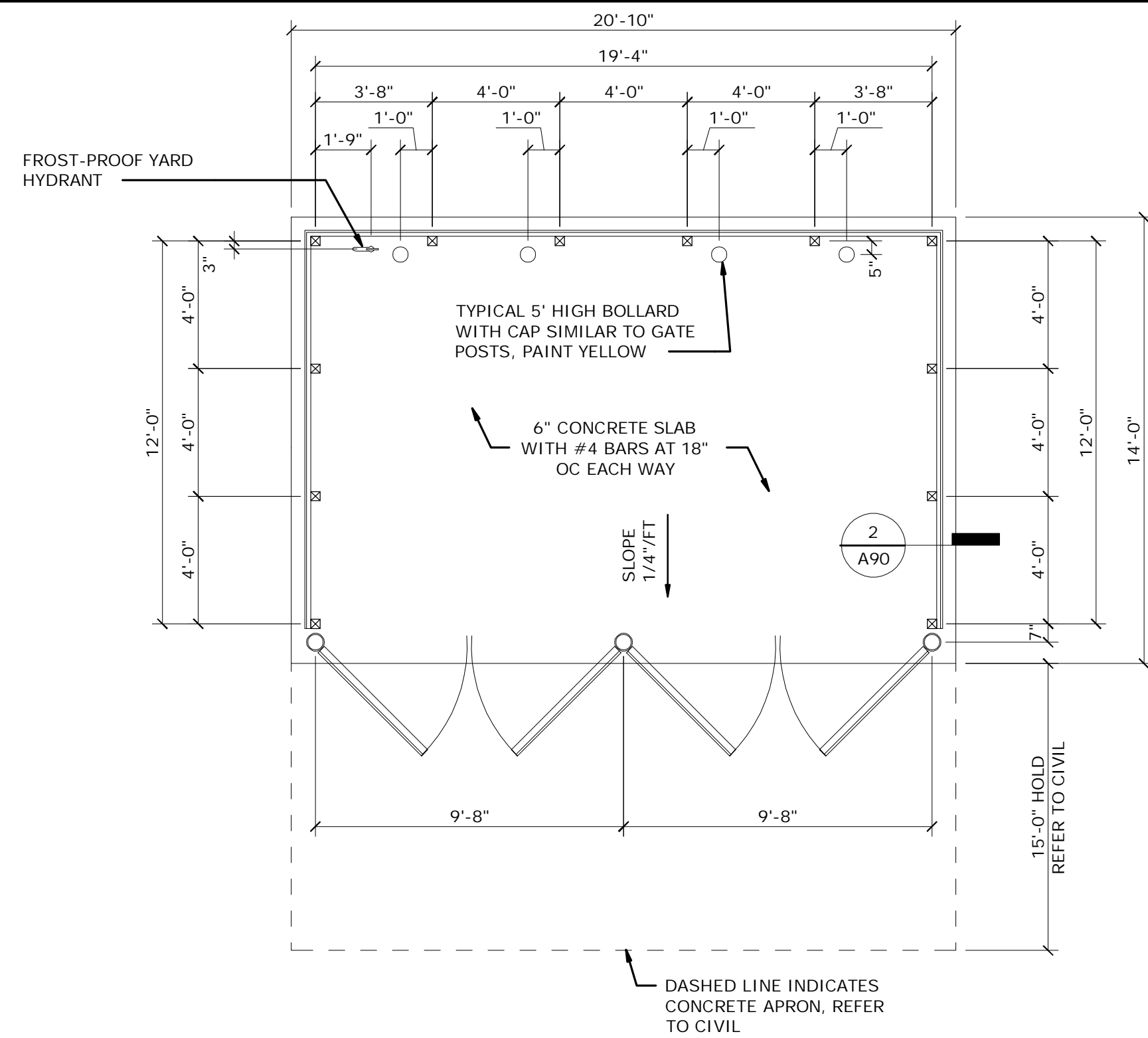
EXTERIOR ELEVATIONS

TACO JOHN'S - HENRY ST
3145 HENRY ST
MUSKEGON, MI 49441

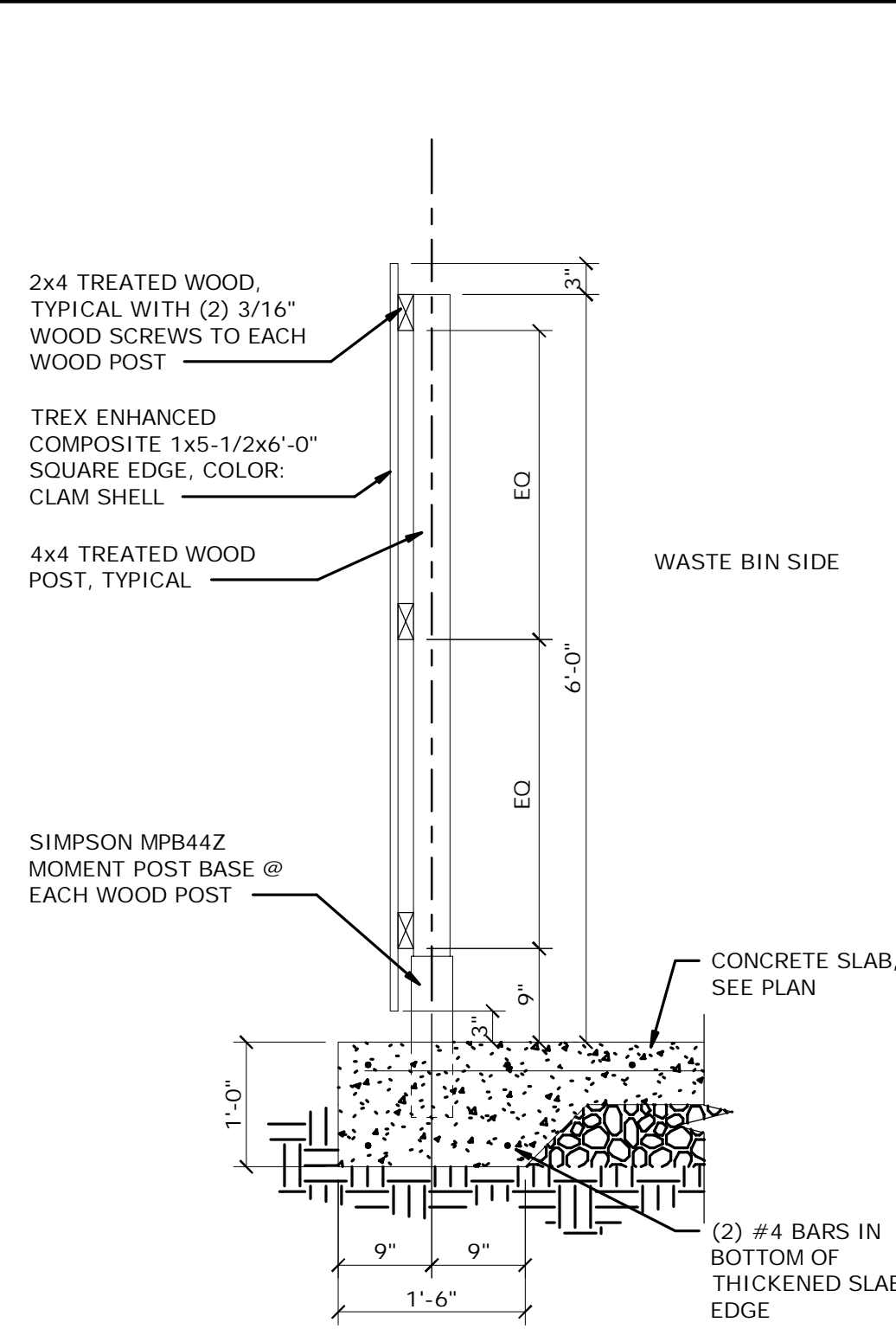
PROJECT # 221115
DATE ISSUED TBD

PERMIT /
BID SET

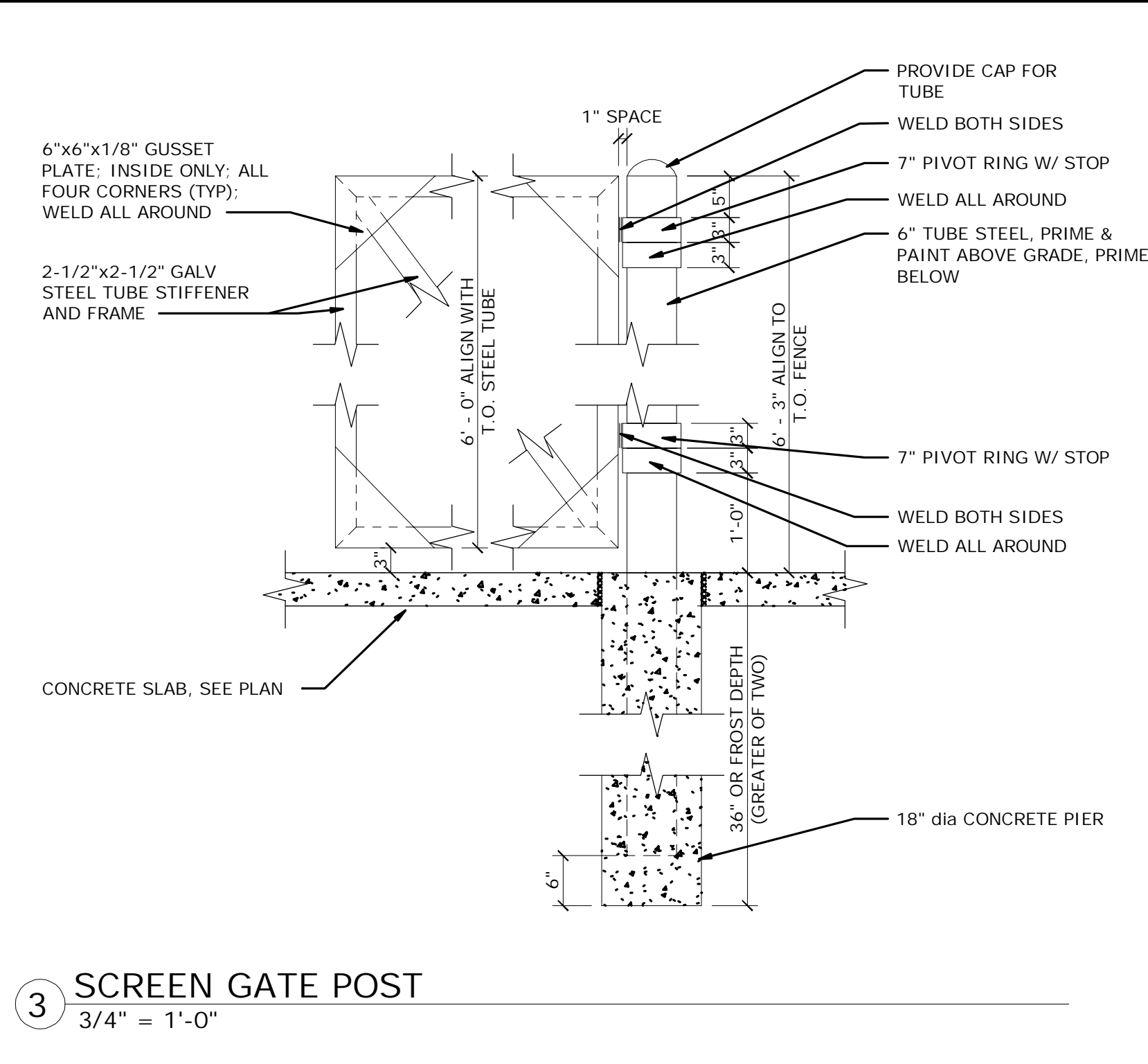
A30



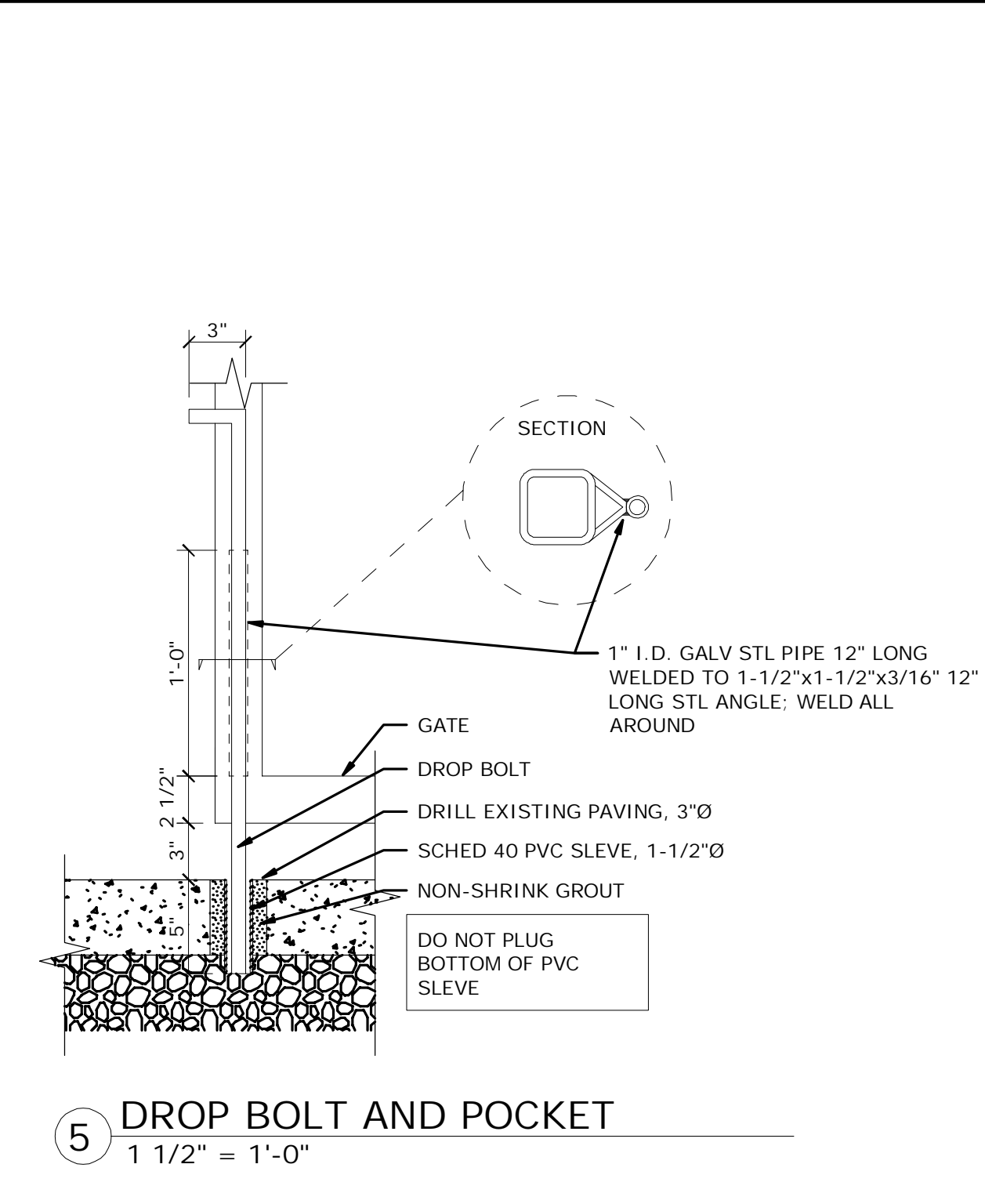
1 DUMPSTER PLAN
1/4" = 1'-0"



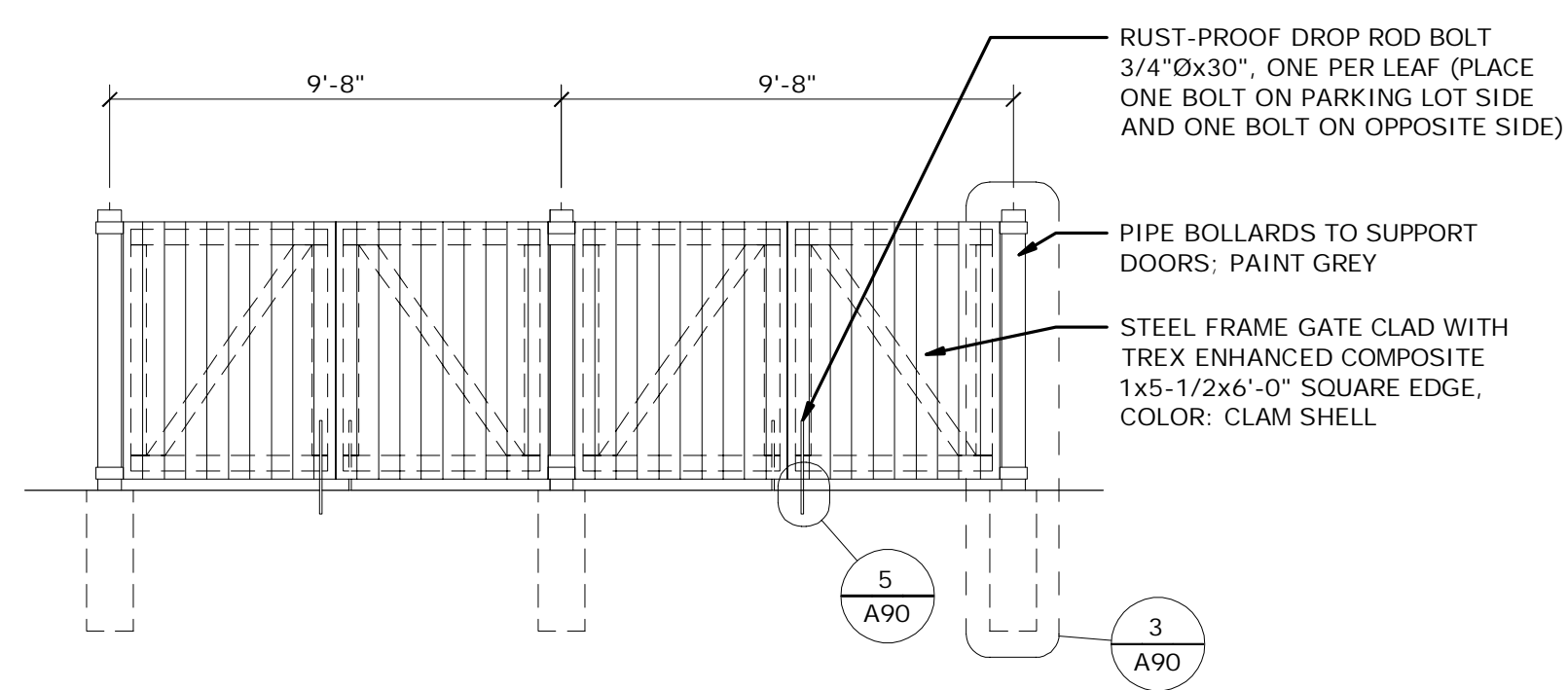
2 DUMPSTER SECTION
3/4" = 1'-0"



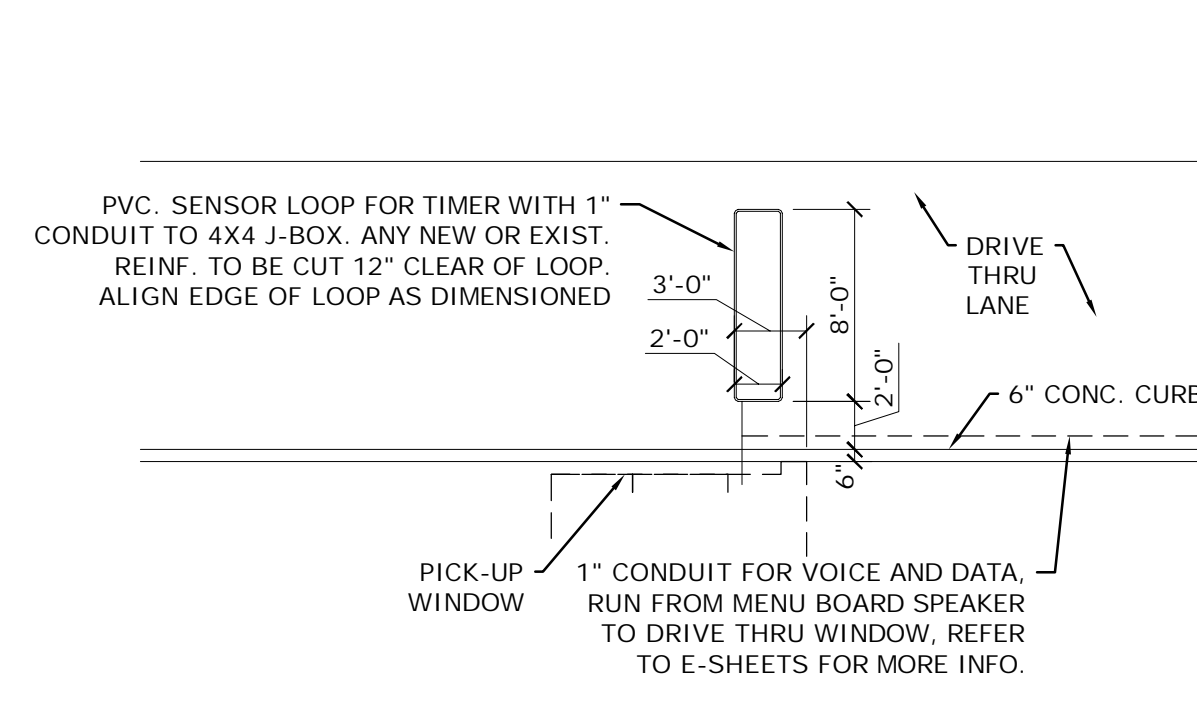
3 SCREEN GATE POST
3/4" = 1'-0"



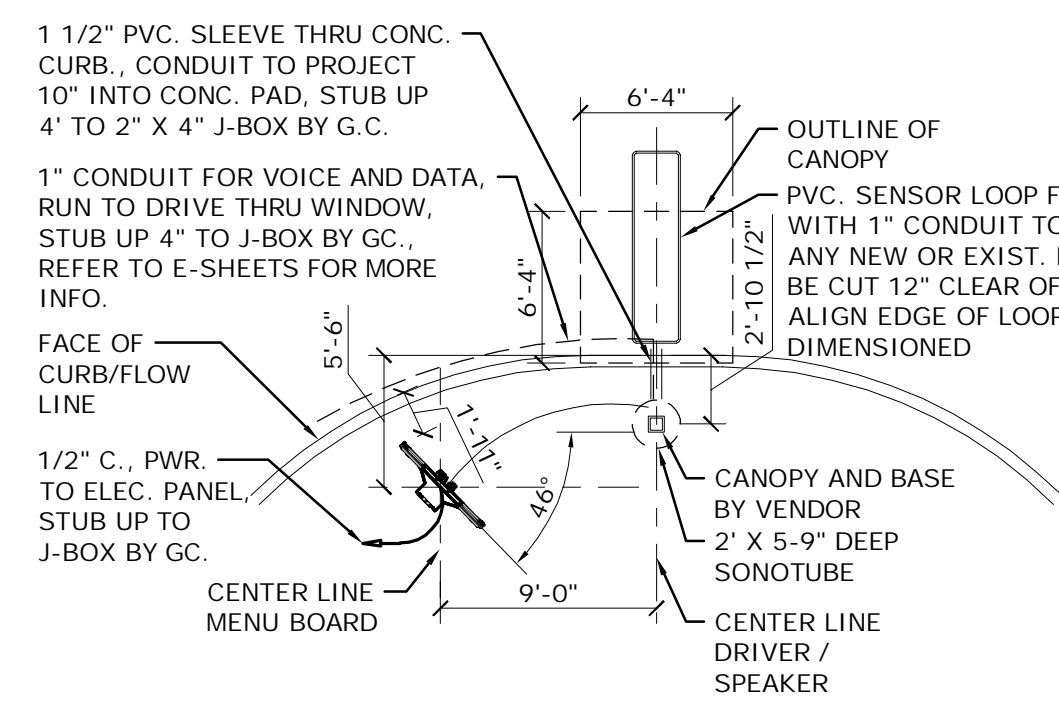
5 DROP BOLT AND POCKET
1 1/2" = 1'-0"



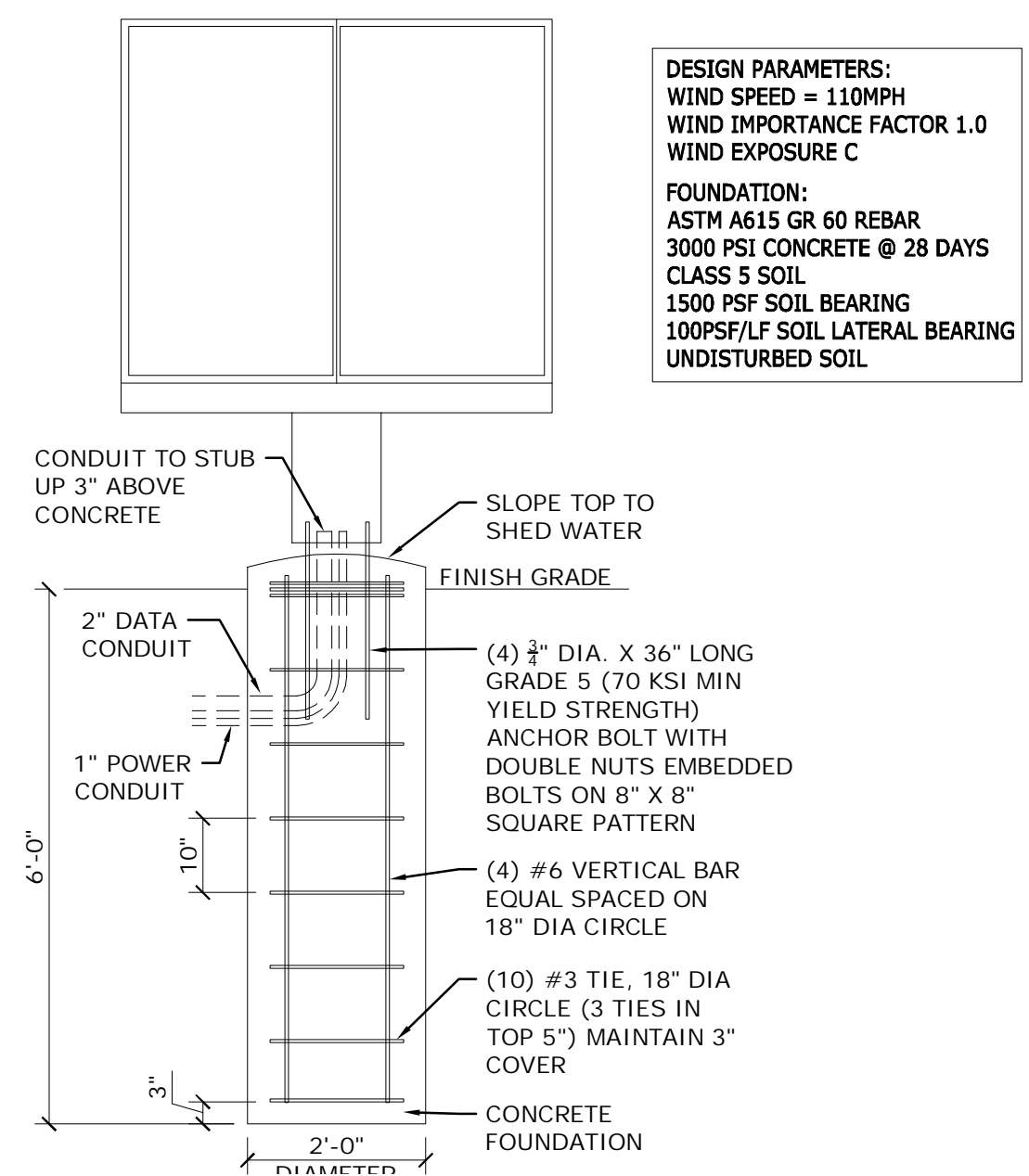
4 GATE ELEVATION
1/4" = 1'-0"



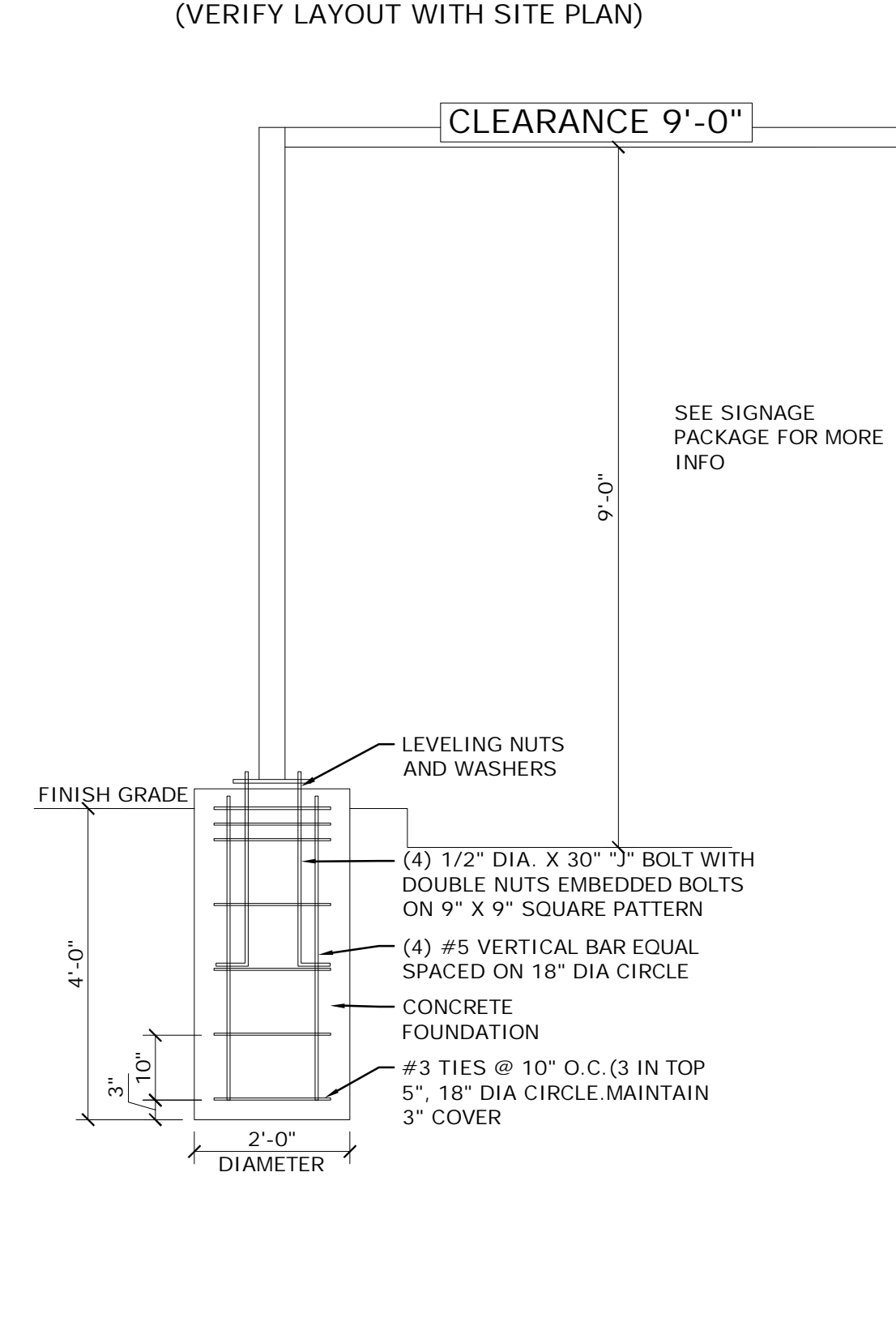
6 TYP. DRIVE THRU SENSOR LOOP @ PICK-UP WINDOW
1/8" = 1'-0"



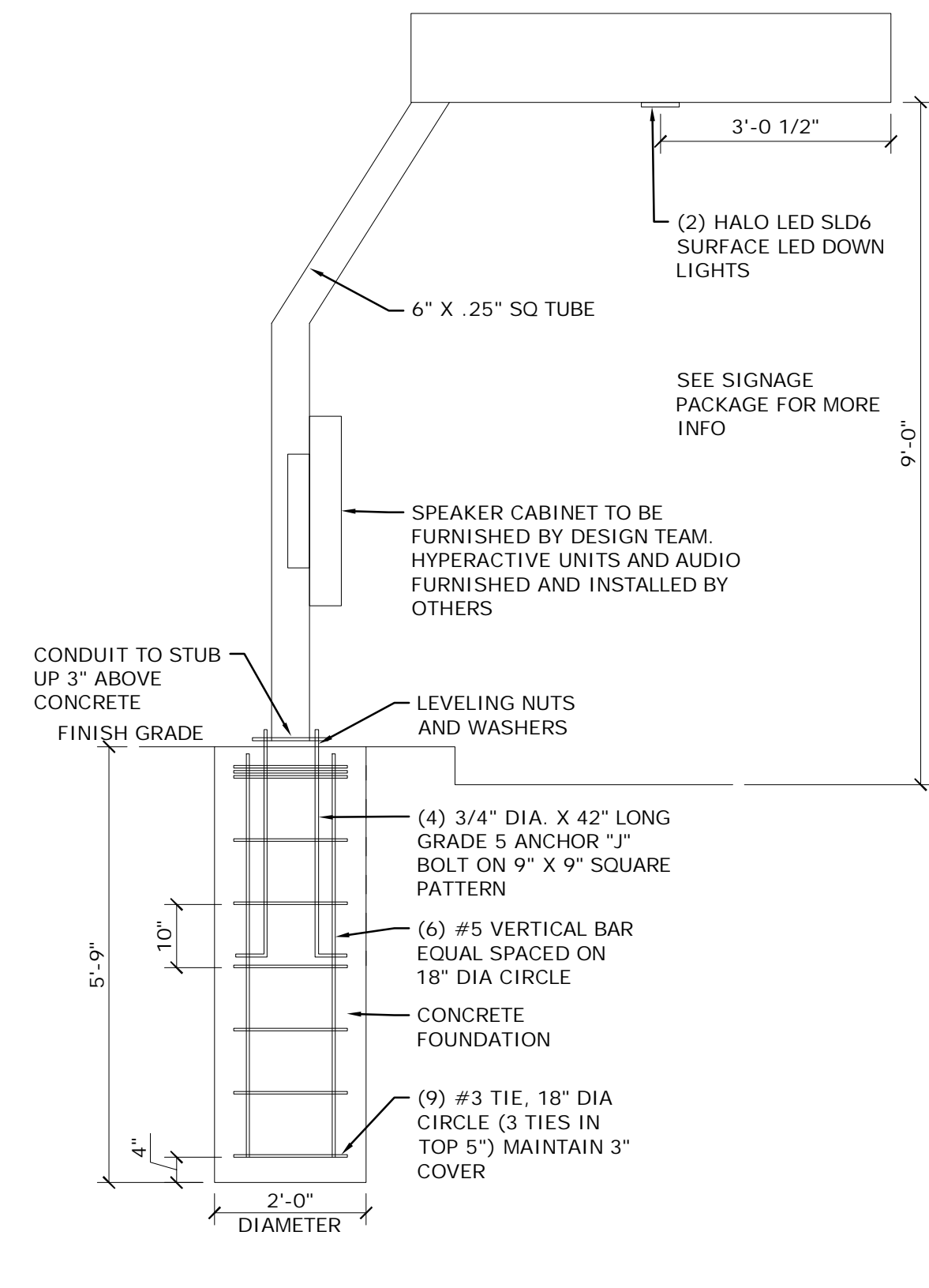
7 TYP. SENSOR LOOP LAYOUT @ EXTERIOR MENU BD.
1/8" = 1'-0"



9 MENU BD. FOUNDATION
1/2" = 1'-0"



10 CLEARANCE BAR
1/2" = 1'-0"



8 CLEARANCE BAR/ORDER CABINET
1/2" = 1'-0"

Revisions:

Mark	Date	Description
△		
△		
△		
△		

TRASH ENCLOSURE & DRIVE THRU DETAILS

TACO JOHN'S - HENRY ST
3145 HENRY ST
MUSKEGON, MI 49441

PROJECT: 221115
DRAWN BY: EW
CHECKED BY: DT
DATE: 01/24/2023
REVISIONS:

PERMIT / BID SET

A90

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Distributions [page 5](#)
- Product Specifications [page 5](#)
- Energy and Performance Data [page 6](#)
- Control Options [page 10](#)

Quick Facts

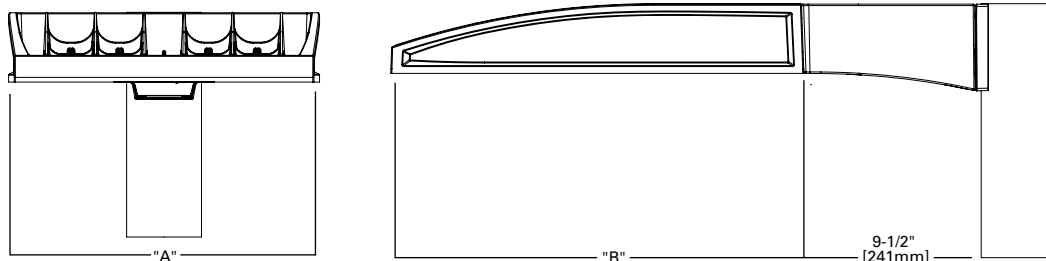
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm



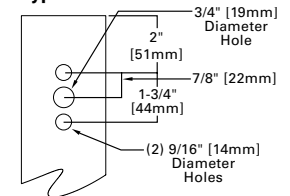
Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)

Pole Drilling Patterns

Type "N"




Ordering Information

SAMPLE NUMBER: GALN-SA4C-740-U-T4FT-GM

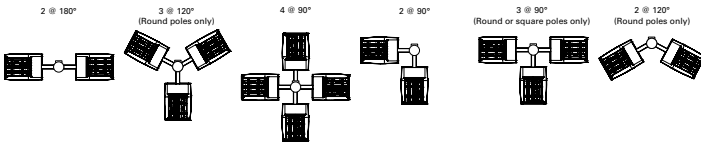
Product Family ^{1,2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GALN=Galleon II BAA-GALN=Galleon II Buy American Act Compliant ²⁷ TAA-GALN=Galleon II Trade Agreements Act Compliant ²⁷	SA1=1 Square SA2=2 Squares SA3=3 Squares SA4=4 Squares SA5=5 Squares SA6=6 Squares SA7=7 Squares SA8=8 Squares SA9=9 Squares	A=600mA B=800mA C=1000mA D=1200mA ^{4,17} Z=Configured ³³	722=70CRI, 2200K 727=70CRI, 2700K 730=70CRI, 3000K 735=70CRI, 3500K 740=70CRI, 4000K 750=70CRI, 5000K 760=70CRI, 6000K 827=80CRI, 2700K 830=80CRI, 3000K AMB=Amber, 590nm ^{15,17}	U=120-277V H=347V-480V ^{7,30} 1=120V 2=208V 3=240V 4=277V 8=480V ⁷ 9=347V ^{7,30} DV=277V-480V DuraVolt Drivers ^{29,30,31}	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	[Blank]=Standard Pole Mount Arm QM=Standard Pole Mount Arm with Quick Mount Adaptor PA=Pole Mount, Adjustable SP=Slipfitter, Adjustable ⁸ MA=Mast Arm, Fixed WM=Wall Mount, Fixed WA=Wall Mount, Adjustable UP=Upswept Arm	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White RALXX=Custom Color XX
Options (Add as Suffix)			Controls and Systems Options (Add as Suffix)		Accessories (Order Separately) ²⁸		
<p>DIM=External 0-10V Dimming Leads ²⁰ F=Single Fuse (120, 277 or 347V Specify Voltage) FF=Double Fuse (208, 240 or 480V Specify Voltage) 20K=20kV UL 1449 fused surge protective device ¹⁰ 2L=Two Circuits ¹⁰ HA=50°C High Ambient HSS=Installed House Side Shield ¹⁸ GRSBK=Glare Reducing Shield, Black ²³ GRSWH=Glare Reducing Shield, White ²³ LCF=Light Square Trim Painted to Match Housing ²⁶ TH=Tool-less Door Hardware ⁵ CC=Coastal Construction finish ³ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right AHD145=After Hours Dim, 5 Hours ²² AHD245=After Hours Dim, 6 Hours ²² AHD255=After Hours Dim, 7 Hours ²² AHD355=After Hours Dim, 8 Hours ²² DALI=DALI Drivers</p>			<p>BPC=Button Type Photocontrol ⁶ PR=NEMA 3-PIN Photocontrol Receptacle PR7=NEMA 7-PIN Photocontrol Receptacle ²¹ FADC=Field Adjustable Dimming Controller ³² SPB2=Dimming Motion Sensor, 9'-20' mounting ²⁴ SPB4=Dimming Motion Sensor, 21'-40' mounting ²⁴ SPB2/X=Dimming Motion Sensor, limited square count, 9'-20' mounting ²⁴ SPB4/X=Dimming Motion Sensor, limited square count, 21'-40' mounting ²⁴ ZW=WaveLinX-enabled 4-PIN Twistlock Receptacle ¹⁹ ZD=SR Driver-enabled 4-PIN Twistlock Receptacle ¹⁹ ZW-WOBXX=WaveLinX Lite, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{19,12,13} ZW-WOFXX=WaveLinX Lite, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{19,12,13} ZD-WOBXX=WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{19,12,13} ZD-WOFXX=WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{19,12,13} ZW-SWPD4XX=WaveLinX Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{19,12,13} ZW-SWPD5XX=WaveLinX Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{19,12,13} ZD-SWPD4XX=WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{19,12,13} ZD-SWPD5XX=WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{19,12,13} DIM10-MS/DIM-L20=Synapse Occupancy Sensor (9'-20' Mounting) ¹⁹ DIM10-MS/DIM-L40=Synapse Occupancy Sensor (21'-40' Mounting) ¹⁹</p>		<p>OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon SRA238=Adapter kit for mounting to 2-3/8" O.D. Tenon LS/HSS=Field Installed House Side Shield ^{9,18} LS/GRSBK-2PK=Glare Reducing Shield, Black ^{9,23} LS/GRSWH-2PK=Glare Reducing Shield, White ^{9,23} LS/PFS=Perimeter Shield, Black ¹⁶ WOLC-7P-10A=WaveLinX Outdoor Control Module ^{11,19} WOB-XX=WaveLinX Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{12,13,14,19} WOF-XX=WaveLinX Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{12,13,14,19} SWPD4-XX=WaveLinX Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12,13,14,19} SWPD5-XX=WaveLinX Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12,13,14,19}</p>		
<p>NOTES:</p> <ol style="list-style-type: none"> Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option. Drive current 1200mA not available with color temperatures 722, 727 or 830 when either HA or HSS options are selected. TH option not 3G rated. Not available with Coastal Construction (CC) option. Not available with voltage options H, 8 or 9. Requires the use of an internal step down transformer when combined with sensor options. Not available in combination with the HA high ambient and sensor options at 1A. Adjustable Slipfitter arm limited to vertical 3" tenon. For mounting to 2-3/8" O.D. tenons, order accessory SRA238. One required for each Light Square. 2L is not available with SPB at 347V or 480V. Not available with WaveLinX or Enlighted sensors, or 20kV surge option. Requires PR7. Replace XX with sensor color (WH, BZ or BK.) WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors. Requires ZW or ZD receptacle. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. Set of 4 pcs. One set required per Light Square. Not available with HA option. Not for use with 5NQ, 5MQ, 5WQ or RW optics. Cannot be used with other control options. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options Not available if any SPB, LWR, or WaveLinX sensor is selected. Motion sensor has an integral photocell. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. Not for use with T4FT, T4W or SL4 optics. See IES files for details. Sensor configuration mobile application required for configuration. See controls page for details. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page. Not available with HSS, GRSWH or GRSBK. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. 480V not to be used with ungrounded or impedance grounded systems. Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB. Cannot be used with PR7 or other motion response control options. Use GALN Product Configurator to specify lumen output, drive current and wattage. Not available with AMB. 							

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

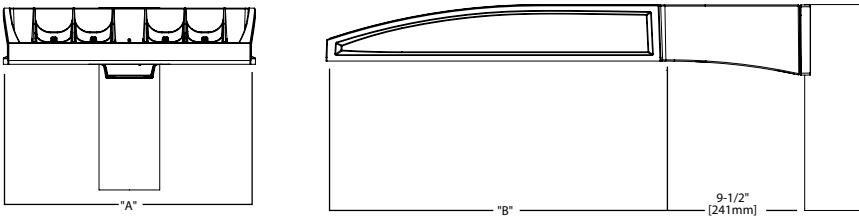
Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology 	D=Standard Dome Camera H=Hi-Res Dome Camera Z=Remote PTZ Camera	C=Cellular, No SIM A=Cellular, AT&T V=Cellular, Verizon S=Cellular, Sprint R=Cellular, Rogers W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

Mounting Details

Pole Configuration Options

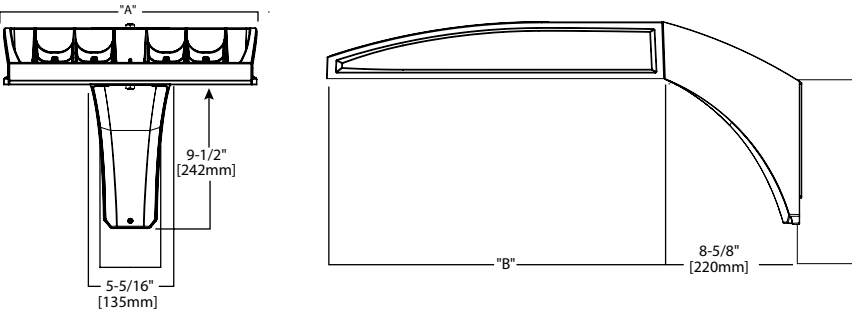


Quick Mount Arm (QM) *



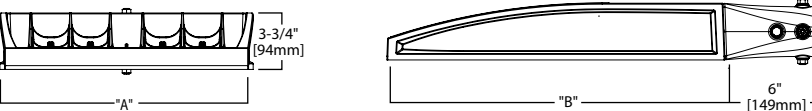
*NOTE: Use Type N drilling pattern

Upswept Arm (UP) *

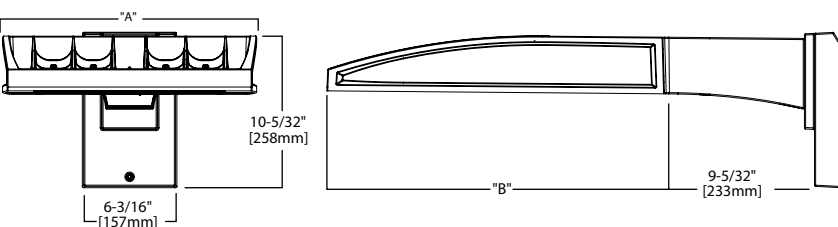


*NOTE: Use Type N, R or M drilling pattern

Mast Arm, Fixed (MA)

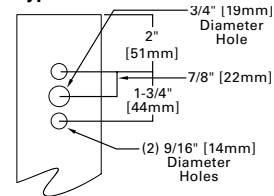


Wall Mount, Fixed (WM)

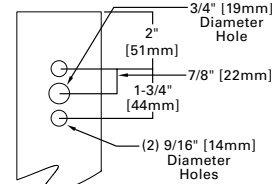


Pole Drilling Patterns

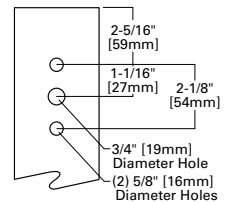
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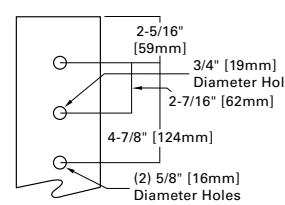
Type "N"



Type "R"

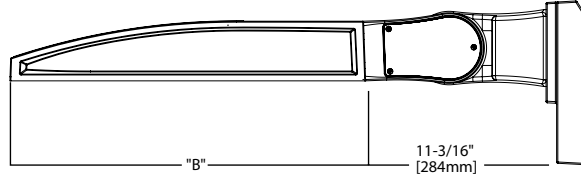
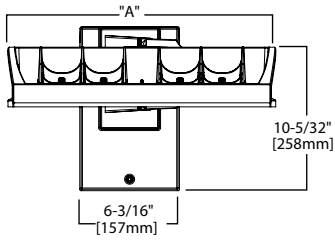


Type "M"



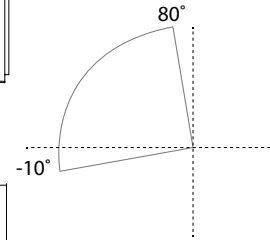
Mounting Details

Wall Mount, Adjustable (WA)

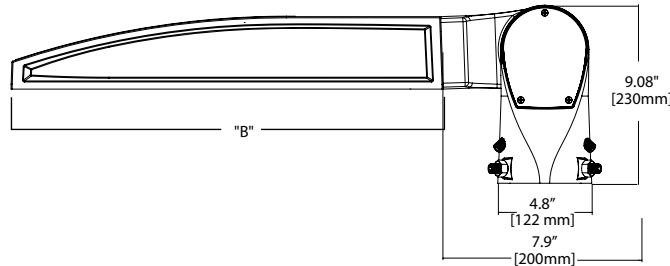
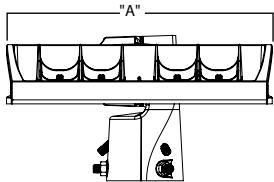


Adjustable Arm Range of Motion

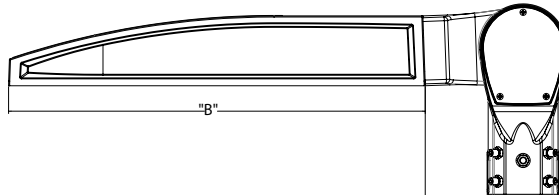
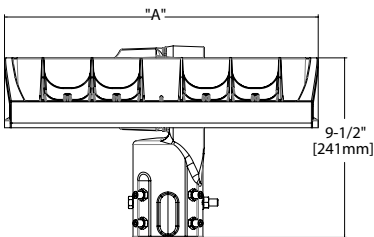
- Wall Mount (WA), Slipfitter (SP) and Pole Mount (PA)
- Adjustable in increments of 5°
- Must maintain downward facing orientation



3" Slipfitter, Adjustable (SP)



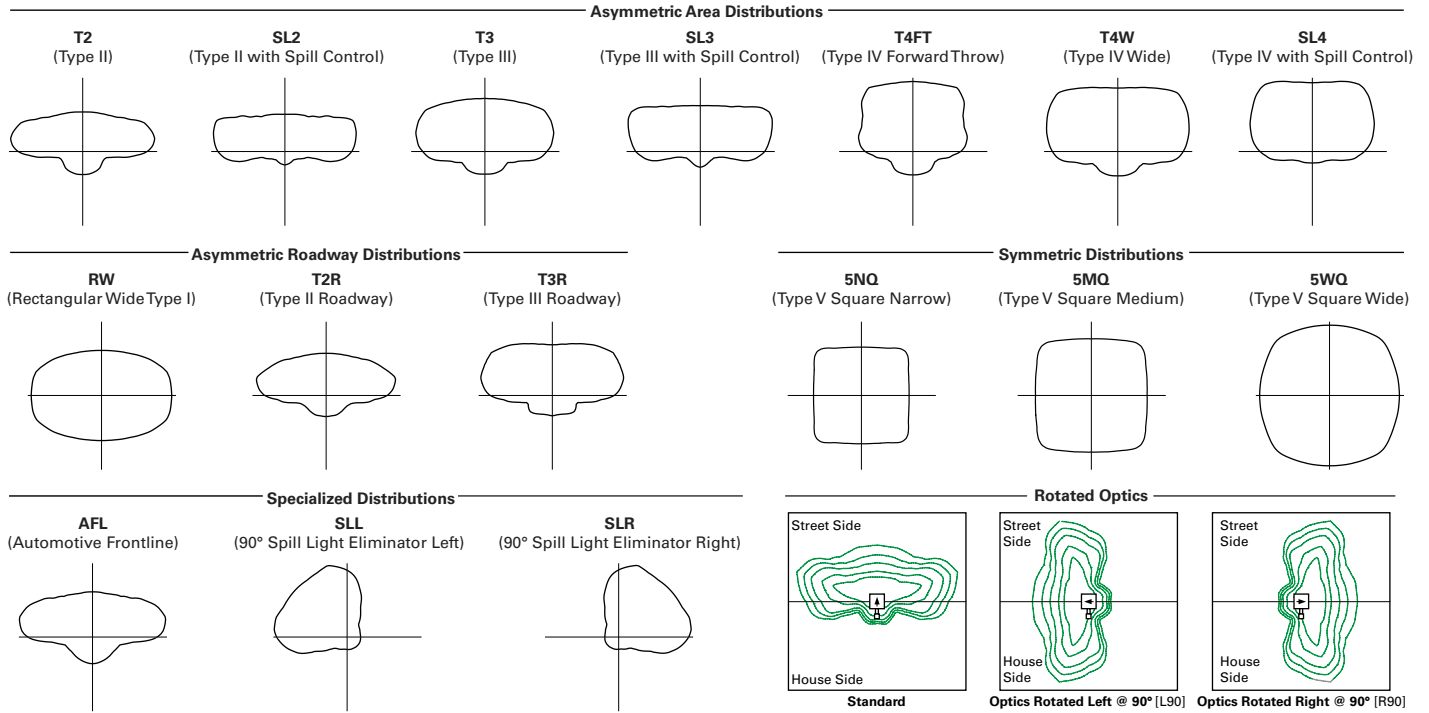
2-3/8" Slipfitter, Adjustable (SP2)



Fixture Weights and EPAs

Tilt Angle (Degrees)	Number of Light Squares	Weight	1 @ 90°	2 @ 180°	2 @ 90°	2 @ 120°	3 @ 90°	3 @ 120°	4 @ 90°
0°	1-4	33.5 lb (15.2 kg)	0.85	1.70	1.46	1.66	2.31	2.25	2.35
	5-6	43.5 lb (19.7 kg)	0.86	1.71	1.62	1.80	2.49	2.35	2.50
	7-9	52.5 lb (23.8 kg)	0.98	1.95	1.75	1.98	2.73	2.55	2.76
15°	1-4	33.5 lb (15.2 kg)	1.10	1.71	1.95	2.26	2.81	3.30	2.87
	5-6	43.5 lb (19.7 kg)	1.42	1.71	2.27	2.72	3.13	3.63	3.15
	7-9	52.5 lb (23.8 kg)	1.69	1.96	2.67	3.22	3.65	4.38	3.72
30°	1-4	33.5 lb (15.2 kg)	1.72	1.81	2.58	3.21	3.44	4.59	3.53
	5-6	43.5 lb (19.7 kg)	2.26	2.29	3.11	4.00	3.97	5.27	4.00
	7-9	52.5 lb (23.8 kg)	2.75	2.85	3.73	4.83	4.71	6.45	4.81
45°	1-4	33.5 lb (15.2 kg)	2.25	2.36	3.10	4.00	3.96	5.63	4.08
	5-6	43.5 lb (19.7 kg)	2.96	2.99	3.81	5.06	4.67	6.49	4.71
	7-9	52.5 lb (23.8 kg)	3.63	3.76	3.73	6.17	5.59	8.03	5.73
60°	1-4	33.5 lb (15.2 kg)	2.63	2.77	3.49	4.58	4.34	6.21	4.48
	5-6	43.5 lb (19.7 kg)	3.46	3.51	4.32	5.84	5.19	7.01	5.22
	7-9	52.5 lb (23.8 kg)	4.27	4.44	5.25	7.15	6.23	8.80	6.40

Optical Distributions



Product Specifications

Construction

- Die-cast aluminum housing and heat sink
- Three housing sizes, using 1 to 9 light squares

Optics

- High-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions for area site and roadway applications
- 3 shielding options include HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only, fixed mounting options)

Electrical

- Removable power tray assembly includes drivers, surge modules and control modules for ease of maintenance and serviceability
- Standard with 0-10V dimming
- Standard with 10kV surge module, optional 20kV surge module

- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration

Mounting

- Arms are factory installed, enabling closed-housing installation
- All arms suitable for round or square pole installation
- All arms provide clearance for multiple fixture installations at 90°

Finish

- 6 standard finishes use super durable TGIC polyester powder coat paint, providing 2.5 mil nominal thickness and salt-spray tested to 3,000 hours per ASTM B117
- RAL and custom color matches available
- Coastal Construction (CC) option salt-spray tested to 5,000 hours per ASTM B117, achieving a scribe rating of 9 per ASTM D1654

Typical Applications

- Outdoor, Parking Lots, Walkways, Roadways, Building Areas

Warranty

- Five year limited warranty

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

* Supported by IES TM-21 standards

** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

* Supported by IES TM-21 standards
 ** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

FADC Settings
SA1-SA3 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	25%
2	48%
3	56%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

FADC Settings
SA4-SA6 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	14%
2	25%
3	32%
4	43%
5	49%
6	57%
7	65%
8	72%
9	80%
10	100%

FADC Settings
SA7-SA9 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	19%
2	38%
3	47%
4	63%
5	74%
6	85%
7	95%
8	97%
9	100%
10	100%

Performance Table, Drive Current "A" (615mA)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		33	63	93	121	154	182	215	244	274
Input Current @ 120V		0.283	0.529	0.778	1.058	1.310	1.556	1.839	2.089	2.335
Input Current @ 208V		0.165	0.309	0.460	0.618	0.771	0.919	1.082	1.240	1.379
Input Current @ 240V		0.143	0.270	0.398	0.540	0.671	0.796	0.944	1.078	1.194
Input Current @ 277V		0.125	0.237	0.352	0.473	0.581	0.705	0.818	0.962	1.057
Input Current @ 347V		0.098	0.181	0.272	0.362	0.454	0.544	0.636	0.738	0.816
Input Current @ 480V		0.073	0.133	0.200	0.267	0.335	0.400	0.470	0.554	0.600
Optics										
T2	4000K Lumens	4,654	9,249	13,730	18,194	23,032	27,273	32,034	37,138	41,694
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	141	147	148	150	150	150	149	152	152
T2R	4000K Lumens	4,716	9,372	13,913	18,437	23,340	27,637	32,462	37,634	42,251
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	143	149	150	152	152	152	151	154	154
T3	4000K Lumens	4,589	9,120	13,538	17,940	22,711	26,892	31,587	36,620	41,112
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4
	Lumens per Watt	139	145	146	148	147	148	147	150	150
T3R	4000K Lumens	4,735	9,411	13,970	18,513	23,436	27,751	32,596	37,790	42,425
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	143	149	150	153	152	152	152	155	155
T4FT	4000K Lumens	4,617	9,176	13,622	18,051	22,851	27,058	31,782	36,847	41,366
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	140	146	146	149	148	149	148	151	151
T4W	4000K Lumens	4,631	9,203	13,662	18,104	22,918	27,138	31,876	36,955	41,488
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	140	146	147	150	149	149	148	151	151
SL2	4000K Lumens	4,619	9,180	13,627	18,058	22,860	27,069	31,795	36,861	41,383
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	140	146	147	149	148	149	148	151	151
SL3	4000K Lumens	4,586	9,115	13,531	17,931	22,699	26,879	31,571	36,602	41,091
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	139	145	145	148	147	148	147	150	150
SL4	4000K Lumens	4,529	9,002	13,363	17,708	22,417	26,544	31,178	36,146	40,580
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	137	143	144	146	146	146	145	148	148
5NQ	4000K Lumens	4,829	9,598	14,247	18,880	23,901	28,301	33,242	38,539	43,266
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
	Lumens per Watt	146	152	153	156	155	155	155	158	158
5MQ	4000K Lumens	4,853	9,645	14,318	18,974	24,020	28,442	33,407	38,731	43,482
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	147	153	154	157	156	156	155	159	159
5WQ	4000K Lumens	4,843	9,625	14,288	18,934	23,969	28,382	33,337	38,649	43,390
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	147	153	154	156	156	156	155	158	158
SLL/SLR	4000K Lumens	3,989	7,927	11,768	15,594	19,741	23,375	27,456	31,831	35,736
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	121	126	127	129	128	128	128	130	130
RW	4000K Lumens	4,774	9,488	14,085	18,665	23,628	27,979	32,863	38,100	42,774
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	145	151	151	154	153	154	153	156	156
AFL	4000K Lumens	4,673	9,286	13,785	18,268	23,126	27,384	32,164	37,290	41,864
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	142	147	148	151	150	150	150	153	153

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Performance Table, Drive Current "B" (800mA)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		44	82	121	164	204	243	286	325	364
Input Current @ 120V		0.367	0.689	1.014	1.378	1.704	2.027	2.393	2.716	3.041
Input Current @ 208V		0.213	0.401	0.594	0.802	0.997	1.188	1.400	1.605	1.782
Input Current @ 240V		0.184	0.347	0.510	0.694	0.860	1.021	1.210	1.386	1.531
Input Current @ 277V		0.160	0.303	0.449	0.605	0.757	0.898	1.065	1.242	1.347
Input Current @ 347V		0.125	0.235	0.355	0.471	0.592	0.710	0.828	0.958	1.065
Input Current @ 480V		0.092	0.172	0.258	0.344	0.432	0.517	0.605	0.706	0.775
Optics										
T2	4000K Lumens	5,790	11,508	17,083	22,638	28,658	33,935	39,859	46,210	51,879
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	132	140	141	138	140	140	139	142	143
T2R	4000K Lumens	5,868	11,662	17,311	22,941	29,041	34,388	40,391	46,827	52,572
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	133	142	143	140	142	142	141	144	144
T3	4000K Lumens	5,710	11,347	16,845	22,322	28,258	33,461	39,303	45,565	51,155
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	130	138	139	136	139	138	137	140	141
T3R	4000K Lumens	5,892	11,710	17,383	23,035	29,161	34,530	40,558	47,020	52,788
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	134	143	144	140	143	142	142	145	145
T4FT	4000K Lumens	5,745	11,418	16,949	22,460	28,433	33,668	39,546	45,847	51,471
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	139	140	137	139	139	138	141	141
T4W	4000K Lumens	5,762	11,451	16,999	22,526	28,517	33,767	39,662	45,982	51,622
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	140	140	137	140	139	139	141	142
SL2	4000K Lumens	5,747	11,422	16,956	22,469	28,444	33,681	39,561	45,865	51,491
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	139	140	137	139	139	138	141	141
SL3	4000K Lumens	5,707	11,342	16,836	22,311	28,244	33,444	39,283	45,542	51,129
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	130	138	139	136	138	138	137	140	140
SL4	4000K Lumens	5,636	11,201	16,627	22,034	27,893	33,028	38,794	44,976	50,493
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	128	137	137	134	137	136	136	138	139
5NQ	4000K Lumens	6,009	11,942	17,727	23,492	29,739	35,214	41,362	47,953	53,835
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	137	146	147	143	146	145	145	148	148
5MQ	4000K Lumens	6,039	12,001	17,816	23,609	29,887	35,389	41,568	48,191	54,103
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	137	146	147	144	147	146	145	148	149
5WQ	4000K Lumens	6,026	11,976	17,778	23,559	29,824	35,315	41,480	48,090	53,989
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	137	146	147	144	146	145	145	148	148
SLL/ SLR	4000K Lumens	4,963	9,863	14,642	19,403	24,563	29,085	34,163	39,607	44,465
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	113	120	121	118	120	120	119	122	122
RW	4000K Lumens	5,940	11,806	17,526	23,224	29,400	34,813	40,891	47,407	53,222
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	135	144	145	142	144	143	143	146	146
AFL	4000K Lumens	5,814	11,555	17,153	22,730	28,775	34,073	40,021	46,398	52,090
	BUG Rating	B1-U0-G1	B2-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4
	Lumens per Watt	132	141	142	139	141	140	140	143	143

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Performance Table, Drive Current "C" (1050mA)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		57	108	160	213	269	321	377	429	481
Input Current @ 120V		0.478	0.905	1.338	1.810	2.244	2.675	3.150	3.584	4.013
Input Current @ 208V		0.279	0.532	0.780	1.064	1.313	1.559	1.845	2.093	2.339
Input Current @ 240V		0.243	0.458	0.664	0.916	1.123	1.328	1.582	1.788	1.991
Input Current @ 277V		0.213	0.404	0.582	0.808	0.997	1.164	1.401	1.589	1.745
Input Current @ 347V		0.164	0.322	0.471	0.644	0.795	0.943	1.117	1.269	1.414
Input Current @ 480V		0.121	0.235	0.341	0.469	0.579	0.681	0.814	0.923	1.022
Optics										
T2	4000K Lumens	7,154	14,219	21,107	27,970	35,408	41,927	49,247	57,094	64,098
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	132	132	131	132	131	131	133	133
T2R	4000K Lumens	7,250	14,408	21,389	28,344	35,881	42,487	49,905	57,857	64,954
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	127	133	134	133	133	132	132	135	135
T3	4000K Lumens	7,054	14,020	20,812	27,580	34,914	41,342	48,560	56,297	63,203
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	130	130	129	130	129	129	131	131
T3R	4000K Lumens	7,280	14,468	21,477	28,461	36,029	42,663	50,111	58,096	65,222
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	128	134	134	134	134	133	133	135	136
T4FT	4000K Lumens	7,098	14,107	20,941	27,751	35,130	41,598	48,860	56,646	63,594
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	130	131	130	130	132	132
T4W	4000K Lumens	7,119	14,148	21,003	27,832	35,233	41,720	49,004	56,812	63,781
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	131	131	130	130	132	133
SL2	4000K Lumens	7,101	14,112	20,949	27,761	35,144	41,614	48,879	56,668	63,619
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	130	131	130	130	132	132
SL3	4000K Lumens	7,051	14,013	20,802	27,566	34,897	41,321	48,535	56,269	63,172
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	130	130	129	130	129	129	131	131
SL4	4000K Lumens	6,963	13,839	20,543	27,223	34,463	40,808	47,932	55,569	62,386
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	122	128	128	128	128	127	127	130	130
5NQ	4000K Lumens	7,424	14,755	21,903	29,025	36,743	43,508	51,104	59,247	66,515
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	130	137	137	136	137	136	136	138	138
5MQ	4000K Lumens	7,461	14,828	22,012	29,169	36,926	43,725	51,359	59,542	66,846
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	131	137	138	137	137	136	136	139	139
5WQ	4000K Lumens	7,445	14,797	21,966	29,108	36,849	43,633	51,250	59,417	66,705
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	131	137	137	137	137	136	136	139	139
SLL/SLR	4000K Lumens	6,132	12,187	18,091	23,973	30,348	35,936	42,210	48,935	54,938
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	108	113	113	113	113	112	112	114	114
RW	4000K Lumens	7,340	14,587	21,653	28,694	36,325	43,013	50,522	58,573	65,757
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	129	135	135	135	135	134	134	137	137
AFL	4000K Lumens	7,183	14,276	21,193	28,084	35,552	42,098	49,448	57,327	64,359
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4
	Lumens per Watt	126	132	132	132	132	131	131	134	134

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Performance Table, Drive Current "D" (1200mA)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		65	125	184	245	309	368	433	493	552
Input Current @ 120V		0.546	1.041	1.535	2.082	2.578	3.070	3.619	4.114	4.605
Input Current @ 208V		0.318	0.610	0.893	1.219	1.504	1.786	2.113	2.397	2.679
Input Current @ 240V		0.276	0.523	0.758	1.046	1.282	1.516	1.806	2.041	2.274
Input Current @ 277V		0.241	0.460	0.662	0.920	1.133	1.325	1.593	1.807	1.987
Input Current @ 347V		0.187	0.370	0.543	0.740	0.915	1.085	1.285	1.459	1.628
Input Current @ 480V		0.138	0.269	0.391	0.537	0.663	0.782	0.932	1.057	1.173
Optics										
T2	4000K Lumens	7,872	15,645	23,225	30,777	38,962	46,135	54,189	62,824	70,530
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	125	126	126	126	125	125	127	128
T2R	4000K Lumens	7,977	15,854	23,535	31,188	39,482	46,751	54,913	63,663	71,472
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	127	128	127	128	127	127	129	129
T3	4000K Lumens	7,762	15,427	22,901	30,348	38,418	45,491	53,433	61,947	69,546
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	123	124	124	124	124	123	126	126
T3R	4000K Lumens	8,010	15,920	23,632	31,317	39,645	46,944	55,139	63,925	71,767
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	127	128	128	128	128	127	130	130
T4FT	4000K Lumens	7,810	15,522	23,043	30,535	38,655	45,772	53,763	62,330	69,976
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	120	124	125	125	125	124	124	126	127
T4W	4000K Lumens	7,833	15,568	23,110	30,625	38,769	45,907	53,921	62,513	70,182
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	125	126	125	125	125	125	127	127
SL2	4000K Lumens	7,813	15,528	23,052	30,547	38,670	45,790	53,784	62,354	70,003
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	120	124	125	125	125	124	124	126	127
SL3	4000K Lumens	7,758	15,419	22,889	30,332	38,398	45,468	53,406	61,916	69,511
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	123	124	124	124	124	123	126	126
SL4	4000K Lumens	7,662	15,228	22,605	29,955	37,921	44,903	52,742	61,146	68,646
	BUG Rating	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	118	122	123	122	123	122	122	124	124
5NQ	4000K Lumens	8,169	16,235	24,101	31,938	40,431	47,874	56,232	65,193	73,190
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	126	130	131	130	131	130	130	132	133
5MQ	4000K Lumens	8,210	16,316	24,221	32,097	40,632	48,113	56,512	65,517	73,554
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	126	131	132	131	131	131	131	133	133
5WQ	4000K Lumens	8,192	16,282	24,170	32,029	40,546	48,011	56,393	65,379	73,399
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	126	130	131	131	131	130	130	133	133
SLL/SLR	4000K Lumens	6,747	13,410	19,906	26,379	33,394	39,542	46,445	53,846	60,451
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	104	107	108	108	108	107	107	109	110
RW	4000K Lumens	8,076	16,050	23,826	31,574	39,970	47,329	55,592	64,450	72,356
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	124	128	129	129	129	129	128	131	131
AFL	4000K Lumens	7,904	15,709	23,320	30,902	39,120	46,323	54,410	63,079	70,817
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	122	126	127	126	127	126	126	128	128

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Control Options

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR and PR7)

Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB)

These passive infrared (PIR) sensors are factory installed in the luminaire housing. When the SPB sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when no motion is detected. After a period of time, the luminaire turns off, and when motion is detected, the luminaire returns to full light output. The SPB sensor default parameters are listed in the table below, and can be configured utilizing the Sensor Configuration mobile application for iOS and Android devices. The SPB/X is configured to control only the specified number of light squares. An integral photocontrol can be activated with the app for "dusk-to-dawn" control or daylight harvesting - the factory default is off. Three sensor lenses are available to optimize the coverage pattern for mounting heights from 8'-40'. Four sensor colors are available; Bronze, Black, Gray and White, and are automatically selected based on the luminaire finish as indicated by the table below.

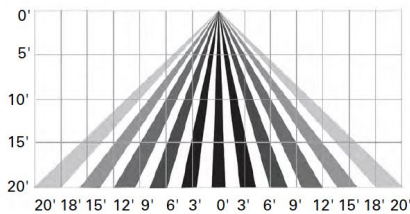
SPB sensor finish matched to luminaire finish		
Luminaire Finish		SPB Sensor Finish
WH	White	White
BK	Black	Black
GM	Graphite Metallic	Black
BZ	Bronze	Bronze
AP	Gray	Gray
DP	Dark Platinum	Gray

SPB/X Availability Table	
Fixture Square Count	Available SPB/X Square Count
1	Not Available
2	Not Available
3	Not Available
4	2
5	2 or 3
6	3
7	2, 3, 4 or 5
8	2, 3, 5 or 6
9	3 or 6

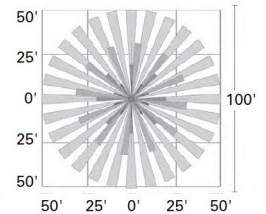
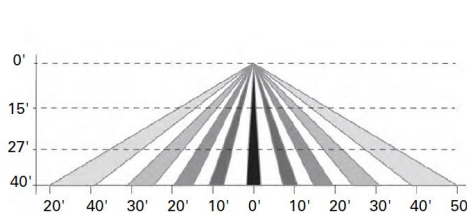
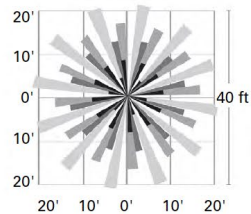
WaveLinX Wireless Control and Monitoring System

Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. WaveLinX and WaveLinX Lite sensors utilize the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW), while the WOLC control module utilizes a 7-PIN receptacle. ZW option provides 4-PIN receptacle and control module to enable future installation of WaveLinX sensors. ZD option provides 4-PIN receptacle and sensor-ready (SR) driver to enable future installation of WaveLinX sensors, power monitoring, and advanced functionality. WaveLinX (SWPD4 to SWPD5) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinX mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets). WaveLinX Lite (WOF and WOB) outdoor wireless sensors provide PIR occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinX Lite mobile application for set-up and configuration. WAC not required. WaveLinX Outdoor Control Module (WOLC-7P-10A) accessory provides a photocontrol enabling astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

For mounting heights up to 15' (SWPD4 and WOB)



For mounting heights up to 40' (SWPD5 and WOF)



LumenSafe Integrated Network Security Camera (LD)

Cooper Lighting Solutions brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

Synapse (DIM10)

SimplySNAP integrated wireless controls system by Synapse. Includes factory installed DIM10 Synapse control module and MS/DC motion sensor; requires additional Synapse system components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:



*Accommodates up to 2 lens/shielding media.

**120V only.

CATALOG NUMBER LOGIC

Example: DE - LED - TR - x98 - SP - BZW - 9 - 11 - A - ELV - 120 - 25

MATERIAL

Aluminum

SERIES

DE - Denali

SOURCE

LED - Chip on Board (COB) Technology

HOUSING

TR - Integral Driver

LED TYPE

x98 - 13W/2700K/80CRI	x101 - 13W/2700K/90CRI	✓
x99 - 13W/3000K/80CRI	x102 - 13W/3000K/90CRI	✓
x103 - 13W/3500K/80CRI	x104 - 13W/3500K/90CRI	✓
x100 - 13W/4000K/80CRI	x121 - 13W/4000K/90CRI	✓
x122 - 21W/2700K/80CRI	x126 - 21W/2700K/90CRI	✓
x123 - 21W/3000K/80CRI	x127 - 21W/3000K/90CRI	✓
x124 - 21W/3500K/80CRI	x128 - 21W/3500K/90CRI	✓
x125 - 21W/4000K/80CRI	x129 - 21W/4000K/90CRI	✓

OPTICS

SP - Spot (17°) FL - Flood (45°) WFL - Wide Flood (55°)

FINISH (See page 3 for full-color swatches)

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)

Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)

Also available in RAL Finishes

LENS TYPE*

9 - Clear (Standard)

12 - Soft Focus 13 - Rectilinear

SHIELDING*

11 - Honeycomb Baffle

CAP STYLE

A - 45°

B - 90°

C - Flush

D - 45° Less Weephole (Downward Aiming Only)

E - 90° Less Weephole (Downward Aiming Only)

CONTROLS

ELV - Dimming Driver (For use with Electronic Low Voltage Dimmer)**

INC - Dimming Driver (For use with incandescent dimmer)**

010 - 0-10V Dimming Driver (Dimming ≤3-100%)

INPUT VOLTAGE

120 - 120 VAC

277 - 277 VAC



TITLE 24, JA8 COMPLIANT

DATE:

PROJECT:

TYPE:

CATALOG NUMBER LOGIC:

MOD OPTIONS

5 - 5 Ft Leads

25 - 25 Ft Leads



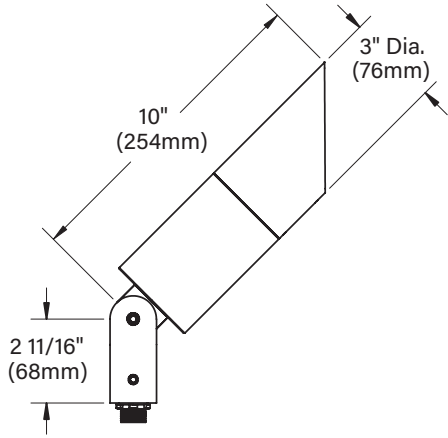
**Accommodates up to 2 lens/shielding media.*

***120V only.*

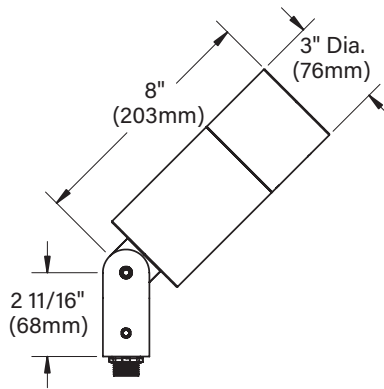


TITLE 24, JA8 COMPLIANT

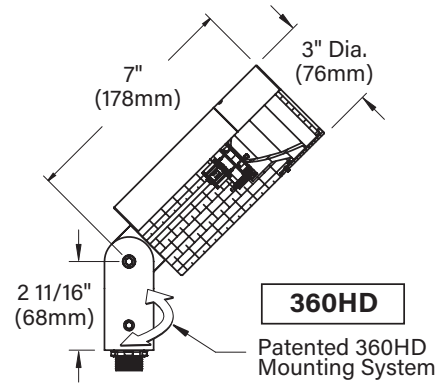
DATE: _____ PROJECT: _____ TYPE: _____



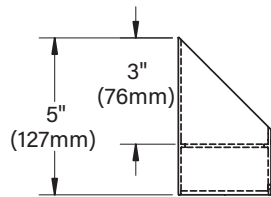
"A/D" CAP



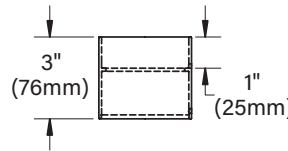
"B/E" CAP



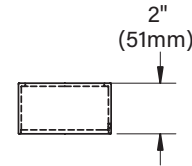
"C" CAP



"A"/'D" CAP



"B"/'E" CAP

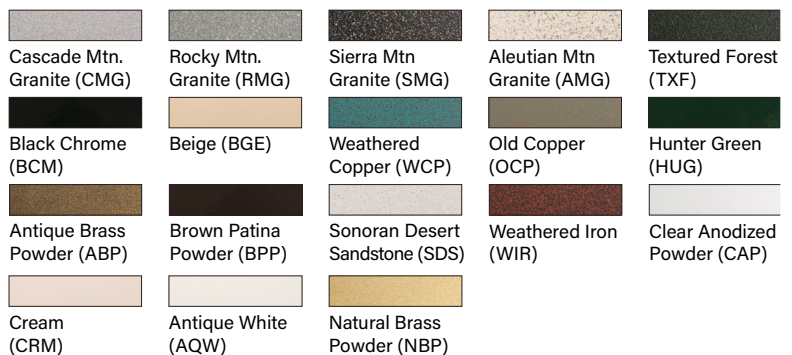


"C" CAP

STANDARD FINISHES



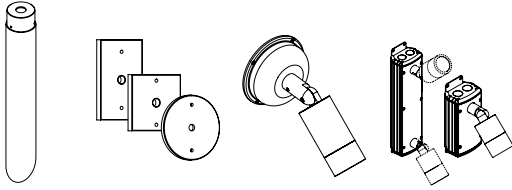
PREMIUM FINISHES



[Click Here](#) to view larger, full-color swatches of all available finishes on our website.

DATE: _____ PROJECT: _____ TYPE: _____

ACCESSORIES (Configure separately)



Power Pipe II Canopies Power Canopy PM2DJ & PM2J

SPECIFICATIONS

ELECTRICAL	WATTAGE	13W or 21W LED
	LED	COB technology and modular design with electrical quick disconnects allow for easy field upgrade and maintenance. LM-80 certified. Title 24, JA8 compliant options available. Minimum 50,000 hour rated life at 70% of initial lumens (L70).
	COLOR MANAGEMENT	COB technology delivers natural white light. Exact color point conformity exceeds ANSI C78.377 standard. Module exceeds 80 CRI (RA>80, R9.16). Color point uniformity 2 SDCM color control for 2700K-4000K CCT.
	WIRING	INC/ELV Wiring: 3 Wire, 18GA, Stranded, XLPE, 125°C, 300V, UL3265 rated wire 0-10 Wiring: 5 Wire, (3) 18GA and (2) 22GA, Stranded, XLPE, 125°C, 300V, UL3265 rated wire
	DRIVER	Incandescent/ELV Control Option Driver: Dimming driver for use with standard incandescent or electronic low voltage dimmers (10-100% range), 120VAC only. 0-10 Control Option Driver: Dimming driver for use with standard 0-10V dimmers (≤3-100% dim. range), 120-277VAC. With [1] 440mA (13W) / 700mA (21W). 50/60Hz. >0.9 Power Factor, (INC/ELV)10.0A/(0-10) <250mA in-rush current, .20%THD (nominal at 120VAC full load). Output over-voltage, overcurrent, and short circuit protection with auto recovery. Class 2 power supply; FCC47CFR Part 15 Compliant Class B (120VAC)/Class A (277VAC).
PHYSICAL	MATERIALS	Furnished in copper-free aluminum (6061-T6).
	BODY	Unibody design with enclosed, water-proof wireway and integral heat sink is fully machined from solid billet. Anti-condensation and corrosion vent equalizes fixture pressure and eliminates potential for damage to internal components.
	KNUCKLE	360HD Mounting System features a mechanical taperlock, allowing full 180° vertical adjustment without the use of aim-limiting serrated teeth. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lbs. static load prior to movement for optical alignment with a ½" pipe thread for mounting. Biaxial source control additionally provides 360° horizontal rotation in addition to vertical adjustment. Aim & Lock technology allows precision adjustment without the redundant tightening and loosening of knuckle screw.
	CAP	Fully machined and accommodates two (2) lens or louver media.
	LENS	Shock-resistant, tempered glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.
	HARDWARE	Tamper-resistant, stainless steel hardware. 360HD hardware is black oxide treated for additional corrosion resistance.
	OPTICS	Interchangeable optics permit changes in the field.
	FINISH	StarGuard, our 15-stage chromate-free process, cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant.
	WARRANTY	5-year limited warranty.
	CERTIFICATION & LISTING	UL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant components. Suitable for indoor or outdoor use, in wet locations, and for installation within 4' of the ground. IP66 Rated. Made in the USA with sustainable processes.



LAMP & DRIVER DATA (page 2 of 2)

DATE: _____ PROJECT: _____ TYPE: _____

LM79 DATA

BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)	L70 Data	Angle	CBCP	Del. Lumens	Muliplier
x126	2700	90	21	50,000	17	6120	818	0.68
x126	2700	90	21	50,000	45	1650	920	0.68
x126	2700	90	21	50,000	55	1270	959	0.68
x127	3000	90	21	50,000	17	7535	1007	0.75
x127	3000	90	21	50,000	45	2031	1133	0.75
x127	3000	90	21	50,000	55	1564	1180	0.75
x128	3500	90	21	50,000	17	5406	723	0.64
x128	3500	90	21	50,000	45	1457	813	0.64
x128	3500	90	21	50,000	55	1225	847	0.64
x129	4000	90	21	50,000	17	8148	1089	0.78
x129	4000	90	21	50,000	45	2196	1225	0.78
x129	4000	90	21	50,000	55	1691	1277	0.78

OPTICAL DATA

OPTICS

Optic	Angle
Spot w/ 13 Accy	16 x 50
Spot	17°
Flood	45°
Wide Flood	55°