

ORDINANCE NO. 16-006
CITY OF ROMULUS
APPENDIX A – ZONING
AMENDMENT 1.227

AN ORDINANCE AMENDING SECTION 17.02, USES REQUIRING SITE PLAN REVIEW OF THE CITY OF ROMULUS ZONING ORDINANCE TO AMEND REGULATIONS REGARDING SITE PLAN REVIEW

THE CITY OF ROMULUS ORDAINS:

I. Section 17.02, Uses Requiring Site Plan Review is amended to read as follows:

Section 17.02 Uses Requiring Site Plan Review

Table 17.02 Plan Review Requirements			
Activity/Use	Site Plan	Sketch Plan	Building or Zoning Compliance Permit
New Construction			
Construction of any building or structure for a non-residential use	PC	---	---
Multiple-family dwellings, attached single-family dwellings	PC	---	---
Public utility or essential service buildings or structures (see Section 12.14)	PC – Site Plan CC – Special Land Use	---	---
Establishment of a new special land use (whether in an existing structure or a new construction) (see Article 18)	PC -Site Plan CC - Special Land Use	---	---
Planned Development Area (see Article 19)	CC - with PC recommendation		
Planned Development Area (Individual Site Plans)	PC		
Condominiums (see Article 16)	CC - with PC recommendation		

Table 17.02 Plan Review Requirements			
Activity/Use	Site Plan	Sketch Plan	Building or Zoning Compliance Permit
Construction, reconstruction, erection and/or expansion of a single-family or two-family dwelling on a single lot or parcel			BSD
Farms, farm operations, agricultural activities, farm buildings or structures (see Section 11.15(a))			
New or extended road, public or private	CC - with PC recommendation		
Establishment of new long-term parking facility	PC –Site Plan CC – Special Land Use		
Wireless communication facility (new or change) (see Article 12)	Section 12.15	---	---
Wind Energy Conversion Systems (WECS)	Section 12.20		
Expansion/Modification to Existing Building			
Expansion of more than 2,500 sq. ft. or 25% from the existing square footage of a non-residential building, whichever is greater	PC	---	---
Expansion of less than 2,500 sq. ft. or 25% from the existing square footage of the building, whichever is greater (see Section 21.01)	---	ARC	---
Addition of truck docks, loading or storage areas less than 3,000 sq ft. or 25% of the existing area, whichever is greater	---	ARC	---
Construction solely on the building interior that does not increase UFA	---	---	BSD
Modifications to building façade (see Section 21.01)	---	ARC	---
Expansion/intensification of a special land use by	PC –Site Plan	---	---

Table 17.02 Plan Review Requirements			
Activity/Use	Site Plan	Sketch Plan	Building or Zoning Compliance Permit
more than 20% (see Section 18.07 for specific thresholds)	CC – Special Land Use		
Expansion/intensification of a special land use by less than 20% (see Section 18.07 for specific thresholds)		ARC	
Expansion to existing long term parking facility	PC –Site Plan CC – Special Land Use	---	---
Change in Use			
Change of land or building to a more intensive use, as determined by the Planning Director and Building and Safety Director, that may involve substantial change in parking, traffic flow, hours of operation, public services, effluent discharge, or substantial alteration of the physical character of the site, such as loss of natural features (see Section 21.01)	---	ARC	---
Reuse or reoccupancy of an existing building where no building expansion is proposed only if the Building and Safety Director determines the new use is similar or less intense use in terms of parking, traffic generation, drainage, utility needs, noise, aesthetics and other external effects (see Section 20.01)	---	---	BSD
Change in use of an existing building to a special land use (see Article 18)	---	PC –Site Plan CC – Special Land Use	---
The following uses when requiring a special land use as accessory to a single-family residence: - adult foster care small group homes, group	---	PC –Site Plan CC –	---

Table 17.02 Plan Review Requirements

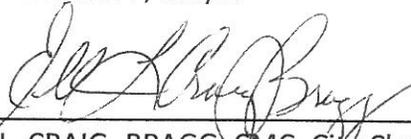
Activity/Use	Site Plan	Sketch Plan	Building or Zoning Compliance Permit
child or day care homes, - commercial kennels, - livestock barns, and - boarding stables		Special Land Use	
Accessory Structures and Site Improvements			
Non-residential accessory structures	---	ARC	---
New parking lot, loading area or storage area of more than 3,000 sq. ft., or improvements or expansion of an existing area of more than 3,000 sq. ft. or 25% of the existing area, whichever is greater	PC	---	---
Improvements or expansion to an existing parking lot, loading area or storage area of less than 3,000 sq. ft. or 25% of the existing area, whichever is greater	---	ARC	---
New driveway for a nonresidential use		ARC	---
Residential community buildings and facilities as part of a development	PC	---	---
Commercial outdoor storage, sales and display	PC	---	---
Outdoor storage of trucks, trailers, raw materials, supplies, equipment and products occupying an area of more than 3,000 sq. ft., or 25% of the existing area, whichever is greater	PC	---	---
Outdoor storage of trucks, trailers, raw materials, supplies, equipment and products occupying an area of less than 3,000 sq. ft., or 25% of the existing area, whichever is greater	---	ARC	---
New accessory parking lot/loading area of 10 spaces or more or addition of more than 3,000 sq. ft. or 25% of the existing area of pavement to an	PC	---	---

Table 17.02 Plan Review Requirements			
Activity/Use	Site Plan	Sketch Plan	Building or Zoning Compliance Permit
existing parking lot or addition of a new driveway for a non-residential use (see Section 20.01)			
Improvements or expansion to an existing parking lot of 10 or fewer new spaces, or less than 3,000 sq. ft. of pavement	---	ARC	---
Construction, relocation or erection of signs, retaining walls, fences, walls, waste receptacles, sidewalks, antennas, lights, poles, cooling/heating or other mechanical equipment	---	---	BSD
Modifications to comply with accessibility requirements	---	---	BSD
Buildings and structures accessory to a single-family or two-family dwelling in any zoning district	---	---	BSD
	---	---	
Stormwater detention/retention ponds	---	ARC	---
Grading, excavation, filling, soil removal or tree clearing over 1,000 square feet not associated with an approved site plan or plat	---	ARC	---
Removal or replacement of landscaping		ARC	
Private ponds (See Section 12.17)	---	---	BSD
Temporary Uses			
Temporary uses, buildings, structures, and seasonal and special events (See Section 22.03(e))		BZA/ARC /CC	
Temporary portable moving and storage containers (See Section 12.18)	---	---	BSD
Temporary roadside stands (See Section 11.15(a)(5))			BSD

ADOPTED, APPROVED, AND PASSED by the City Council of the City of Romulus this day of May 9, 2016.

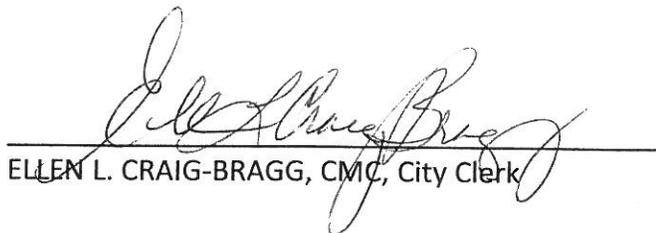


LEROY BURCROFF, Mayor



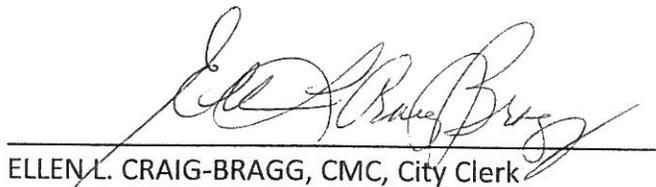
ELLEN L. CRAIG- BRAGG, CMC, City Clerk

I hereby certify that the foregoing is a true copy of the Ordinance as passed by the City Council of the City of Romulus at a regular Council Meeting held in the City Council Room in said City on the 9th day of May, 2016.



ELLEN L. CRAIG-BRAGG, CMC, City Clerk

I further certify that the foregoing was published in The Eagle, a newspaper of general circulation in the City of Romulus, on the 2nd day of June, 2016.



ELLEN L. CRAIG-BRAGG, CMC, City Clerk

Within forty-five (45) days after publication of any ordinance duly passed by the Council, a petition may be presented to the Council protesting against such ordinance continuing in effect. Said petition shall contain the text of such ordinance and shall be signed by not less than six percent (6%) of the registered electors registered at the last preceding election at which a Mayor of the City was elected. Said ordinance shall thereupon and thereby be suspended from operation and the Council shall immediately reconsider such ordinance.

Introduced: May 2, 2016
Adopted: May 9, 2016
Published/Effective: June 2, 2016