PARKING LOT REQUIREMENTS
street side lot line than the existing front yard setback of the lot to the rear, provided the setback need not exceed ten (10) feet.

L. Mechanical equipment installed outside of one or two family dwellings and their attached structures shall not be installed in any front and/or minimum required side yard and shall be located behind the dwelling and not closer than five (5) feet from the property line. Exception: 1) Where a side yard abuts a street or an alley, the Building Official may approve a side yard location on the street or alley side, if the locations is established prior to installation.

M. An accessory building or use shall not include a wood burning device to supplement home heating.

2403 PARKING REQUIREMENTS

There shall be provided in all districts at the time of erection or enlargement of any main building or structure, automobile off-street parking with adequate access to all spaces. The number of off street parking spaces and improvements shall be in accordance with this Section, in conjunction with all land or building uses prior to the issuance of a certificate of occupancy, a certificate of compliance, certificate of approval or certificate of conformity as hereinafter prescribed. Refer to Wyandotte Code of Ordinances for regulations for parking on City streets and in residential areas (Section Chapter 35, Article (III)).

A. Except as specifically permitted in the P-1 Vehicular Parking District, off-street parking or off-street parking areas shall not be permitted as the sole or principal permitted use in any zoning district.

B. Off-street parking for other than residential uses shall be either on the same lot or within a reasonable distance of the building it is intended to serve as determined by the Planning Commission. Ownership or control shall be shown of all lots or parcels intended for use as parking by the applicant.

C. Off-street parking spaces may be located within a side or rear yard. Off-street parking shall not be permitted within a required front yard unless otherwise provided for in this ordinance.

D. In all districts parking abutting a street shall be set back from the property line not less than five (5) feet and such setback shall not be paved.

E. Parking in industrially zoned districts shall be allowed in a required front yard.

F. Off-street parking spaces for one and two-family dwellings shall be designated on a parking ribbon, on a driveway, or in a garage, or combination thereof. To construct or replace a driveway for said dwellings, a site plan shall be submitted, approved and a zoning permit issued by the Engineering and Building Department.
to the homeowner or a contractor, to ensure proper placement as regulated by this ordinance. Said spaces shall be provided with asphalt or concrete surfaces, and shall be located on the premises they are intended to serve. Garages/accessory structures shall be subject to the provisions of Section 2402 of this ordinance.

G. Any area once designated as required off-street parking shall not be changed to any other use unless and until equal parking spaces are provided elsewhere.

H. Two (2) or more buildings or uses may collectively provide the required off-street parking in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately.

I. In the instance where the same off-street parking spaces are to be utilized by two (2) or more businesses or other uses, providing the operating hours of the businesses do not overlap, the Planning Commission may, after a public hearing, grant a Special Land Use for the joint use of the same parking facilities in accordance with Article XXII.

J. The storage of merchandise, motor vehicles for sale, trucks, or the repair of vehicles is prohibited in parking areas.

K. For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accordance with a use which is similar in type.

L. For the purpose of computing the number parking spaces required, the definition of Floor Area Usable, in Article II, Definitions, shall govern unless specifically mentioned otherwise herein.

M. Whenever off-street parking requirements shall be determined on a square footage of usable floor area basis, the usable floor area for planned commercial centers and freestanding retail commercial uses, other than grocery stores and restaurants, shall be seventy-five (75) percent of the gross floor area.

N. When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, a full space shall be provided.

O. Whenever the City Council shall establish off-street parking spaces by means of special assessments, the required number of spaces may be reduced by that number of spaces which can be prorated to the use which was specially assessed.

P. CBD parking

1. Within the central business district (CBD) zoning district, as shown on the City of Wyandotte zoning map, all uses except for those listed below are exempt from the off-street parking requirements contained in subsection R of Section 2403.
(a) Residential uses

(b) Funeral homes/mortuary establishments

(c) Hotels and motels

(d) Hospitals

(e) Clinic

(f) Private clubs

2. For properties within the "Developed Business Area" but not zoned CBD – Central Business Zoning District, the provisions of Subsection R of this Section shall be reduced by one-half (1/2) the minimum required spaces for all uses except residential. The "Developed Business Area" for purposes of this subsection is that area illustrated on map 2403A.
Q. Required parking spaces shall be provided free of charge to parking lot users.

R. The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Number of Parking Spaces Per Unit of Measure</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Residential Uses</strong></td>
<td></td>
</tr>
<tr>
<td>a. One and Two-Family</td>
<td>One (1) for each dwelling unit</td>
</tr>
<tr>
<td>b. Multiple-Family</td>
<td>Two (2) for each dwelling unit of two (2) rooms or less; two and one-half (2 1/2) for each dwelling unit of three (3) or more bedrooms. Plus one (1) additional parking space for every eight (8) units for guest parking.</td>
</tr>
<tr>
<td>c. Housing for the Elderly</td>
<td>One (1) for each three (3) dwelling units and one (1) for each employee in the largest working shift. Should units revert to general occupancy, the standards of paragraph b above shall apply.</td>
</tr>
<tr>
<td>d. Bed and Breakfast or rooming houses</td>
<td>One (1) for the owner or resident manager and one (1) for each guest room.</td>
</tr>
<tr>
<td><strong>2. Office Uses</strong></td>
<td></td>
</tr>
<tr>
<td>a. Financial Institutions (banks, savings and loan offices, credit unions)</td>
<td>One (1) for each two hundred (200) sq. ft. of usable floor space plus four (4) waiting spaces for each drive-through window.</td>
</tr>
<tr>
<td>b. Business offices or professional offices except as indicated in the following paragraph c.</td>
<td>One (1) for each three hundred (300) sq. ft. of usable floor area</td>
</tr>
<tr>
<td>c. Professional offices of doctors, dentists, veterinarians or similar professions; outpatient clinic.</td>
<td>One (1) for each fifty (50) sq. ft. of usable floor area in waiting rooms and one (1) for each examining room, dentist chair, or similar use area and one (1) space for each two (2) employees</td>
</tr>
</tbody>
</table>
3. **Business and Commercial Uses**

   a. Retail stores except as otherwise specified herein

      One (1) for each one hundred fifty (150) square feet of usable floor area, plus three (3) waiting spaces for each drive-through window.

   b. Gasoline service stations with minor auto repair.

      One (1) for each gasoline pump plus one (1) for each service vehicle, plus one (1) for each employee, plus one (1) for each service bay in addition to the service bay. In those instances where convenience store merchandise is provided, additional parking of not less than the requirement for a retail use, but not less than two (2) spaces separate from pump spaces shall be provided.

   c. Gasoline service stations (self serve).

      One (1) space for each gasoline pump plus one (1) space for each employee. In those instances where convenience store merchandise is provided, additional parking of not less than the requirement for a retail use, but not less than two (2) spaces separate from pump spaces shall be provided.

   d. Gasoline service station with major auto repair

      One (1) for each gasoline pump, plus one for each employee, plus not less than two (2) for each service bay. In those instances where convenience store merchandise is provided, additional parking of not less than the requirement for a retail use, but not less than two (2) spaces separate from pump spaces shall be provided. On street parking of service vehicles or vehicles awaiting services shall be prohibited.

   e. Auto wash (automatic)

      One (1) for each one (1) employee plus a minimum of fifteen (15) spaces for cars waiting to be washed for each conveyor system or line.
f. Auto wash (coin operated or self-service) Three (3) waiting spaces for each washing stall in addition to the stall itself.

g. Beauty parlor, barber shop, tattoo parlor, salon or similar use One and one-half \(1 \frac{1}{2}\) spaces for each beauty, barber chair or station, plus one (1) space for each employee.

h. Tanning Salon One (1) space for each three (3) tanning booths.

i. Bowling alleys Four (4) for each bowling lane plus parking for accessory uses.

j. Boat launching ramp Twenty-five (25) spaces for each 12 feet of launching ramp width. Each parking space is to measure 10 feet by 40 feet.

k. Dance halls, roller rinks, exhibition halls and assembly halls without fixed seats One (1) for each seventy-five (75) square feet of usable floor area. In those instances where patrons are served without seating, one (1) space for each twenty (20) square feet of standing room floor area in addition to the above requirements shall be provided.

l. Drive-in restaurants (food served in car) One (1) for each thirty (30) square feet of usable floor area plus one (1) for each two (2) seats in an established seating area.

m. Drive-through restaurants Five (5) waiting spaces for each serving window; plus one (1) for each two (2) seats in an established seating area; plus one (1) for each employee.

n. Establishments for sale and consumption on the premises of beverages, food or refreshments, including outdoor cafes One (1) for each seventy-five (75) square feet of usable floor area; plus one (1) for each employee. In those instances where patrons are served without seating, one (1) space for each twenty (20) square feet of standing room floor area in addition to the above requirements shall be provided.
o. Furniture and appliance, hardware, laundries/dry cleaning, household equipment, repair shops, showroom of a plumber, decorator, electrician or other similar uses

One (1) for each six hundred (600) square feet of usable floor area, plus one (1) for each two (2) employees.

p. Laundromats and coin operated dry cleaners

One (1) for each two (2) washing machines or dry cleaning machines.

q. Marina and boat livery facilities

One and one-half (1 1/2) spaces per boat mooring slip, plus one (1) additional space for every four (4) boat racks or storage spaces either inside or outside of a boat storage building where the business provides an in-out boat launching service. Required parking spaces may be utilized for winter boat storage from September 15 to May 1. Plus additional spaces as required for accessory uses.

Boat livery shall provide one (1) space for each two (2) boats available for rent.

r. Miniature or “par-3” golf courses

Three (3) spaces per hole plus one (1) for each employee.

s. Driving range

One (1) for each tee

One (1) for each fifty (50) square feet of usable area of assembly room and parlors.

u. Motel/hotel

One (1) for each occupancy unit, plus one (1) for each employee, plus spaces as required for accessory uses.

v. Motor vehicle sales establishments, boat showrooms

One (1) for each two hundred (200) square feet of usable floor area of sales room plus one (1) for each service stall in service areas.
w. Open air business establishments except as listed in paragraph v. above.

x. Pool hall and/or arcade

y. Studios: dance, music and other similar places of instruction

z. Supermarket (self service food stores)

aa. Health club

bb. Outdoor Special Assembly area

4. Industrial Uses

a. Major automotive repair

b. Industrial establishments including manufacturing, research and testing laboratories or similar uses and related accessory offices

c. Warehouse and wholesale establishments and related accessory offices

One (1) for every five hundred (500) square feet of lot area for retail sales and retail uses.

Two (2) for each game table and one (1) for each amusement device, or one (1) for each one hundred (100) square feet of usable floor area in the game room, whichever is greater.

One (1) for each one hundred and fifty (150) square feet of usable floor area.

One (1) for each one hundred and fifty (150) square feet of usable floor area.

One (1) for every two (2) lockers or one (1) for each one hundred (100) square feet of usable floor area, whichever is greater.

Five (5) plus one (1) for each employee in the largest working shift.

Three (3) plus one (1) for each (1) employee in the largest working shift, or five (5) plus one (1) for every seventeen hundred (1700) sq. ft. of usable floor area, whichever is greater.
<table>
<thead>
<tr>
<th>Institutional Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Places of worship</td>
</tr>
<tr>
<td>b. Elementary or junior high schools</td>
</tr>
<tr>
<td>c. Homes for the aged and convalescent homes.</td>
</tr>
<tr>
<td>d. Hospitals</td>
</tr>
<tr>
<td>e. Library, museum and post office</td>
</tr>
<tr>
<td>f. Post Office</td>
</tr>
<tr>
<td>g. Nursery Schools, day care centers or child care centers</td>
</tr>
<tr>
<td>h. Private clubs or lodge halls</td>
</tr>
</tbody>
</table>

**d. Truck sales and services**

One (1) for each two hundred (200) square feet of usable floor area of sales room, plus one (1) for each service stall in the service area.

**5. Institutional Uses**

<table>
<thead>
<tr>
<th>Institutional Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Places of worship</td>
</tr>
<tr>
<td>b. Elementary or junior high schools</td>
</tr>
<tr>
<td>c. Homes for the aged and convalescent homes.</td>
</tr>
<tr>
<td>d. Hospitals</td>
</tr>
<tr>
<td>e. Library, museum and post office</td>
</tr>
<tr>
<td>f. Post Office</td>
</tr>
<tr>
<td>g. Nursery Schools, day care centers or child care centers</td>
</tr>
<tr>
<td>h. Private clubs or lodge halls</td>
</tr>
</tbody>
</table>

**a. Places of worship**

One (1) for each four (4) seats or eight (8) feet of pew in the main unit of worship. In places of worship where seating is not provided such as mosques, one (1) space for each thirty (30) square feet of worship room.

**b. Elementary or junior high schools**

One (1) for each teacher, employee, or administrator or the requirements of the auditorium, whichever is greater.

**c. Homes for the aged and convalescent homes.**

One (1) for each four (4) beds, plus one (1) for each two (2) employees in the largest working shift.

**d. Hospitals**

One (1) for each one (1) bed plus one (1) for each two (2) employees in the largest shift, plus spaces as required for related uses.

**e. Library, museum and post office**

One (1) for each one hundred fifty (150) square feet of usable floor area.

**f. Post Office**

One (1) for each employee in the largest shift plus one (1) for each one hundred and fifty (150) square feet of lobby area.

**g. Nursery Schools, day care centers or child care centers**

One (1) for each three hundred fifty (350) square feet of usable floor area plus one (1) for each employee.

**h. Private clubs or lodge halls**

Whichever of the following requires the greatest amount of parking:

1. One (1) space per club member and one (1) space per guest, or
2. One (1) space per occupancy permitted as determined by the Michigan Building Code.
2403 PARKING

based on plans submitted by the applicant, or

3. One (1) space for each one hundred (100)
square feet of usable floor space.

i. Senior high schools

One (1) for each teacher, employee or
administrator, and one (1) for each ten (10)
students, or the requirements for an
auditorium, whichever is greater.

j. Stadium or sports arenas or
similar outdoor place of
assembly

One (1) for each four (4) seats or eight (8)
feet of benches

k. Swimming pool clubs or similar
uses

One (1) for each three (3) member families
or individuals, plus spaces as required for
accessory uses.

l. Tennis clubs or similar uses

Three (3) for each court, plus spaces as
required for accessory uses.

m. Theaters and auditoriums

One (1) for each four (4) seats, or one for
each sixty (60) square feet of floor area in
the assembly room without fixed seats, plus
one (1) for every two (2) employees.

6. Barrier free design: Off-street parking areas shall conform with all applicable
requirements of the Michigan Department of Labor Construction Code Commission
in accordance with Act 1 of the Public Acts of 1966, as amended; MCLA 125.1352 and Act
230 of the Public Acts of 1972; as amended; MCLA 125.1508.

2404 OFF-STREET PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION
AND MAINTENANCE.

Wherever the off street parking requirements in Section 2303 require the building of an
off street parking facility which consists of three (3) or more parking spaces, or where P-
1 Vehicular Parking Districts are provided, such off-street parking areas shall be laid out,
constructed and maintained in accordance with the following standards and regulations:

A. No parking area or off street parking facility shall be constructed or reconstructed
unless and until a permit therefore is issued by the City Engineer. Applications for
a permit shall be submitted to the City Engineer for approval. The application
shall be submitted with two (2) sets of site plans for the development and
construction of the parking area or off-street parking facility showing the
provisions of this section will be fully complied with. The dumpster and
transformer, if required, shall be shown on submitted plan. Landscape plans shall be submitted as required in Section 2307.

B. Adequate ingress and egress to the parking area or parking facility by means of clearly defined drives shall be provided for all vehicles. Such necessary directional signs and controls as are required shall be established and maintained by the owner or lessee. All spaces shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited.

C. In an industrially zoned area, the requirements of paragraph B of this section may be modified with the approval of the City Engineer and the Police Department.

D. Plans for the layout of off street parking facilities shall be in accord with the following minimum requirements.

<table>
<thead>
<tr>
<th>Parking Pattern (degrees)</th>
<th>Maneuvering Lane Width</th>
<th>Parking Space Width</th>
<th>Parking Space Length</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 (parallel parking)</td>
<td>12 ft.</td>
<td>8 ft.</td>
<td>23 ft.</td>
</tr>
<tr>
<td>30 to 53</td>
<td>12 ft.</td>
<td>8 ft.-6 in.</td>
<td>20 ft.</td>
</tr>
<tr>
<td>54 to 74</td>
<td>15 ft.</td>
<td>8 ft.-6 in.</td>
<td>20 ft.</td>
</tr>
<tr>
<td>75 to 90</td>
<td>22 ft.</td>
<td>8 ft.-6 in.</td>
<td>19 ft.</td>
</tr>
<tr>
<td>Small car design</td>
<td>21 ft.</td>
<td>8 ft.</td>
<td>15 ft.</td>
</tr>
<tr>
<td>(90 degree only)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
75-90 DEGREE*

54-74 DEGREE

30-53 DEGREE

45 DEGREE HERRINGBONE PATTERN

* Small car parking only at 90° - parking stall width 8', parking stall length 15', maneuvering lane width 21'.

PARKING LAYOUTS
Only parking lots with double loaded aisles may incorporate small car design standards into their parking layout. A maximum of twenty (20) per cent of the parking spaces may utilize the small car design standard. Such spaces shall be clearly marked for small car usage.

E. All maneuvering lane widths shall require one-way traffic movement, with the exception of the ninety (90) degree pattern where two-way movement may be permitted.

F. Each entrance to and exit from any off-street parking lot or parking facility shall be at least twenty (20) feet in distance from adjacent property which is zoned residential.

G. The entire parking area, including parking spaces and maneuvering lanes, required under this section shall be provided with asphaltic or concrete surfacing in accordance with specifications approved by the City Engineer.

H. Off-street parking areas or parking facilities shall be constructed or reconstructed as specified in Section 2404 of the Wyandotte Zoning Ordinance and require a permit from the Department of Engineering and Building before work begins. Two (2) sets of plans must be submitted showing, but not limited to, the following information: Location, dimensions and elevations with respect to lot lines and existing building, location and elevations of paved streets or alleys and existing drainage structures, type of surface construction, proposed drainage pattern, proposed drainage structures, and landscaping.

I. Off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to prevent drainage of water onto adjacent property or toward buildings. Surface water on all paved areas shall be collected at intervals as required so that it will not obstruct the flow of vehicles or pedestrian traffic and will not create nuisance ponding in paved areas.

1. Surface run-off is acceptable for small parking lots if the Engineer determines that a nuisance to pedestrian or vehicular traffic is not created.
2. When catch basins are utilized, plans must be submitted for the permit. Plans must include a maximum six (6) inch diameter storm sewer where connecting to the public sewer, details of the catch basin (must have a two (2) foot sump), sewer main connection, grades indicating surface flow of the parking lot, and a restrictive catch basin grate. Hydraulic information may be required by the City Engineer showing the impact on the public sewer and verifying that the proposed additional flow will not adversely affect the public sewer main capacity.

J. In all cases where such parking facilities abut public or private sidewalks, a curb at least six (6) inches in height or bumper guards shall be placed thereon so that a motor vehicle cannot be driven or parked extending over a public or private
sidewalk or within five (5) feet of a front of a building. A sidewalk not less than five (5) feet in width shall be provided wherever parking abuts a wall of the main entrance to a building.

K. A six-inch high curb or bumper guards shall be provided to prevent motor vehicles from striking any structure, wall or fence.

L. Off-street parking areas shall be provided with a continuous and completely obscuring wall or fence not less than five (5) feet, but not more than six (6) feet in height measured from the surface of the parking area. This wall or fence shall be provided on all sides where the abutting or adjacent property is used or designated as residential and shall be of solid type material such as brick, block or poured concrete or other approved material as determined by the Zoning Board of Appeals upon appeal and shall meet the requirements of the P-1 District, Section 1902, Minimum Distances and Setbacks. The obscuring wall or fence shall be properly maintained. The side lot line required wall shall end a minimum distance of ten (10) feet from the front line.

M. Dumpster areas shall be screened to obscure the dumpster from any public street or residential area. Screening materials shall be masonry or other durable material. Transformers shall be screened with landscaping.

N. All lighting used to illuminate any off street parking area shall be so installed as to be confined within and directed onto the parking area only. When a parking lot abuts a Major Thoroughfare lighting fixtures shall be provided in the private greenbelt adjacent to the street. This lighting will be required to be the following:

- Manufacturer: Holophane Unique Solutions
  515 McKinley Avenue, Newark, OH 43055
- Post: Burlington Series, Black Cast Aluminum 11" Sq. Base 4" dia. Fluted Shaft
- Light: GranVille Series Luminaire, Leaf Style Housing
- Arm Mount: Philadelphia Series, Black Cast Aluminum 36"
- Height: Twelve (12) feet except on Eureka, Biddle and Fort Streets where the height shall be fourteen (14) feet.
- Spacing: Lights shall be spaced not more than fifty (50) feet apart.
- Fixture Heads: Two (2) head fixtures are required on Eureka, Biddle and Fort Streets; all other streets require single head fixtures. Two (2) headed fixtures shall be located perpendicular to the street.

O. In all cases where a wall extends to an alley which is a means of ingress and egress to a parking area, it shall be permissible to end the wall not more than ten (10) feet from such alley line in order to permit a wider means of access to the parking area.
EXAMPLE - PARKING AND USED CAR LOT LANDSCAPING & DRAINAGE

24-21

<table>
<thead>
<tr>
<th>NO.</th>
<th>COMMON NAME</th>
<th>BOTANICAL NAME</th>
<th>SPACING</th>
<th>SIZE / HEIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>HONEY LOCUST</td>
<td>GLENCOSA 1. WORMS</td>
<td>24&quot; SPACING</td>
<td>3.6&quot; CAL.</td>
</tr>
<tr>
<td>B</td>
<td>MISSION ARBORVITAE</td>
<td>PHOCA D. TECHN.</td>
<td>6 TOTAL</td>
<td>4' Height</td>
</tr>
<tr>
<td>C</td>
<td>SPRING SNOW CRAB</td>
<td>MALUS &quot;SPRING SNOW&quot;</td>
<td>EQUAR SPACING</td>
<td>1.0&quot; CAL.</td>
</tr>
</tbody>
</table>

ADDITIONAL TEN SF OF LANDSCAPING PER PARKING SPACE FOR PARKING LOTS OF LESS THAN 20 SPACES. FOR PARKING LOTS 20 SPACES OR GREATER ADDITIONAL 15 SF OF LANDSCAPING PER PARKING SPACE.

HONEY LOCUST (A)
2" DIAMETER
SPACED EQUALLY

MISSION ARBORVITAE (B)

PROPERTY LINE (IS NOT THE BACK OF WALK)

LAWN IRRIGATION SYSTEM REQUIRED

APPROACH TO BE 8" THICK FOR COMMERCIAL BUILDINGS AND BE LOCATED 20' FROM INTERSECTIONS

MINIMUM WIDTH OF GREEN BELT IS 5 FEET BEGINNING AT PROPERTY LINE AND CONTINUING ONTO PRIVATE PROPERTY.

DECORATIVE LIGHTS AS PER CITY CODE ALONG MAJOR STREET

PARKING BLOCKS ALONG WALL

END WALL 10' FROM PROPERTY LINE

VAN ACCESSIBLE PARKING SPACE

CD WITH 6 HOLE RESTRICTIVE EAST JORDAN NO. 5000 M3 COVER WITH 2' SUMP & TRAP.

PLANNING COMMISSION APPROVAL REQUIRED FOR NEW PARKING LOTS OF 6 OR MORE SPACES AND FOR RECONSTRUCTED PARKING LOTS OF 10 OR MORE SPACES.

BENCH MARK
ARROW @ FIRE
H/D 100.0

STREET

Honey Locust (A)
2" DIAMETER
SPACED EQUALLY

Shrubs

Curb

Property Line (is not the back of walk)

Lawn Irrigation System Required

Approach to be 8" thick for commercial buildings and be located 20' from intersections

Minimum width of green belt is 5 feet beginning at property line and continuing onto private property.

Decorative lights as per city code along major street

Parking blocks along wall

End wall 10' from property line

Van accessible parking space

CD with 6 hole restrictive East Jordan No. 5000 M3 cover with 2' sump & trap.

Planning Commission approval required for new parking lots of 6 or more spaces and for reconstructed parking lots of 10 or more spaces.

2404 Parking Layout
P. The Planning Commission, where it has site plan review, upon application by the property owner of the off-street parking area, may modify the yard or wall requirements where no good purpose would be served by the compliance with the requirements of this section.

Q. For all new parking areas and used car lots of six (6) or more spaces and all existing parking areas and used car lots to be reconstructed of ten (10) or more spaces, the following requirements shall apply. The off-street parking area shall have a planting area of at least five (5) feet in width along any abutting dedicated street right-of-way. Additional planting areas shall be required equaling at least ten (10) square feet in area for each parking space. Parking and used car lots of twenty (20) or more parking spaces shall provide fifteen (15) square feet of landscaping for each parking space. Planting areas shall be so located as to divide and break-up the expanse of paving. Landscape planting areas shall be subject to the requirements of Section 2407 of this ordinance.

R. All parking lot landscaped areas shall be provided with underground irrigation.

S. Bars and restaurants shall not have parking access from an alley which abuts residential properties.

T. A survey by a registered land surveyor may be required by the City Engineer.

2405 PERFORMANCE STANDARDS

Uses permitted within any district shall conform to the following standards of use, occupancy, and operation:

A. Smoke, Dust, Dirt and Fly Ash: It shall be unlawful for any person, firm or corporation to permit the emission or discharge of any smoke, dust, dirt or fly ash in quantities greater than prescribed in the codes and ordinances of the City of Wyandotte.

B. Open Storage: The open storage of any equipment, vehicles, and all materials, including wastes, shall be screened from public view, from a public street and from adjoining properties by an enclosure consisting of a wall or an obscuring fence not less than eight (8) feet in height, except as otherwise provided herein. Scrap, junk cars and other junk materials shall not be piled or stacked as open storage to a height in excess of twenty-five (25) feet. Sand, gravel, aggregate, slag or other materials of this nature, piled or stored outside buildings shall not exceed the height of forty (40) feet.
2407 LANDSCAPE PLANTING

Wherever in this ordinance a landscape planting screen or landscape plantings are required the developer shall provide a surety bond or escrow money acceptable to the city engineer in an amount sufficient to insure completion in accordance with the approved planting plan prior to the issuance of any building permits. Such landscape plantings shall be planted in accordance with an approved planting plan, planted to completion and approved by the city engineer prior to issuance of a certificate of occupancy, certificate of compliance, certificate of approval or certificate of conformity unless the structure or required paving construction is completed in an off planting season, in which case temporary certificates will be issued; however, all required plantings shall be placed to completion within sixty (60) days of the next planting season. Failure to place the required plantings within sixty (60) days of the next planting season shall be grounds for termination or revocation of a temporary certificate and subject the property owner to the fines and penalties of Article XXXII. No additional certificate, either temporary or final will be issued until all required plantings are placed to completion.

All plantings shall consist of permanent, living plant materials and shall be so planted as to be in a healthy growing condition. Planting materials shall be maintained in a healthy growing condition which shall include watering, cultivation and weed control, and further maintained in a neat and orderly appearance free of refuse and debris. All unhealthy and dead plant materials shall be replaced within three (3) months or during the next appropriate planting season.

A. Whenever a landscape planting screen or landscape plantings are required under the provisions of this ordinance, a site plan together with a detailed planting plan of said screen or plantings, shall be submitted to and be approved by the Planning Commission prior to issuance of a building permit. Estimated costs shall also be submitted with the detailed planting plans. Detailed plans shall be submitted in accordance with the following:

1. A minimum scale of one (1) inch equals forty (40) feet.

2. Plans shall indicate, to scale, the location, spacing, starting size and description for each unit of plant material proposed for use within the required screening or planting area, together with the finished grade elevations therein.

3. Plans shall indicate the proposed location and height of all structures, proposed location of off street parking areas, points of ingress and egress to the site, location of walks and roadways, location of proposed outside storage, dumpster areas, loading or service areas and transformers.

4. Plans shall indicate existing plant or tree cover including types of trees and tree height.
B. The planting plan shall be reviewed relative to the following:

1. The proper spacing, height, placement, location and type of plant materials.
   (a) To insure landscape screens are the length and width so the required horizontal and vertical obscuring effect of proposed land uses will be achieved.
   (b) To insure landscape planting areas are planted within the minimum requirements as set forth in this ordinance.

2. The choice and selection of plant materials so as to insure that root systems will not interfere with public utilities and that fruit and other debris (excluding leaves) will not constitute a nuisance within public rights-of-way or to abutting property owners.

3. The choice and selection of plant materials are of types that will survive and thrive in the area which they are to be located. It is suggested that a mixture of plant materials (evergreen and deciduous trees and shrubs) be provided in all landscape plans as a protective measure against disease and insect infestation.
   (a) Where landscape screens are required a proper relationship exists between deciduous and evergreen plant materials to assure that the desired obscuring effect will be maintained throughout the various seasonal periods.

4. The size of plant materials (both starting and ultimate).
   (a) Where landscape screens are required to insure adequate maturity and optimum screening effect.
   (b) Where landscape planting areas are required, such areas are to be safely located from any building, point of ingress or egress and not create a traffic hazard.

C. Landscape planting screens and landscape planting areas shall consist of suitable plant materials laid out in conformance with the following:

1. Landscape planting screen:
   (a) Plant materials (except creeping vine type) shall not be located within two (2) feet of a property line.
(b) Where plant materials are planted in two (2) or more rows, planting shall be staggered in rows.

(c) Evergreen trees shall be a minimum of six (6) feet in height. When planted in informal groupings, they shall be spaced not less than ten (10) feet on centers. If placed further apart, additional screen plantings shall be used to achieve the desired obscuring effect. When planted in rows, they shall be spaced not more than eight (8) feet on centers.

(d) Narrow evergreen trees shall be a minimum of five (5) feet in height. When planted in informal groupings, they shall be spaced not more than ten (10) feet on centers. When planted in rows, they shall be spaced not more than five (5) feet on centers.

(e) Tree-like shrubs shall be a minimum of six (6) feet in height and spaced not more than ten (10) feet on centers.

(f) Large deciduous shrubs shall be a minimum of four (4) feet in height and spaced not more than six (6) feet on centers.

(g) Deciduous trees shall be a minimum of eight (8) feet in height with a minimum caliper of two and one-half (2-1/2) inches, they shall be spaced not more than thirty (30) feet on centers.

D. Street trees

1. In addition to parking lot landscape requirements as specified in section 2304, P and Q, street tree shade trees shall be provided between the curb and sidewalk or if space is not adequate between the curb and sidewalk, trees shall be located on private property spaced thirty—five (35) feet on centers along all street frontages. On streets under the jurisdiction of the County or the State, plans for street trees shall be subject to the requirements of such agency.

E. Yard Planting

1. Yard planting exposed to public view shall be required in all multiple family, office service, neighborhood business, general business and all industrial districts. Plantings shall consist of shrubs, trees, flowers and lawns as may be appropriate.

2. The pavements surface in any residential yard shall not exceed fifty (50) percent for a required front yard.

F. Landscaping planting areas.
1. Spacing Between and Minimum Size of Plant Materials (in feet) shall be as follows:

<table>
<thead>
<tr>
<th>Plant Material Types</th>
<th>Narrow Evergreen Trees</th>
<th>Evergreen Trees</th>
<th>Tree-Like Shrubs</th>
<th>Large Deciduous Trees</th>
<th>Large Shrubs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Narrow evergreen</td>
<td>Min. 5'</td>
<td>Min. 12'</td>
<td>Min. 10'</td>
<td>Min. 15'</td>
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<td>Max. 10'</td>
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<tr>
<td>Evergreen trees</td>
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<td>Min. 10'</td>
<td>Min. 12'</td>
<td>Min. 20'</td>
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<td>Max. 20'</td>
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<tr>
<td>Tree like shrubs</td>
<td>Min. 10'</td>
<td>Min. 12'</td>
<td>Min. 8'</td>
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<td>Max. 15'</td>
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<tr>
<td>Large deciduous</td>
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<td>Max. 30'</td>
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<tr>
<td>Large Shrubs</td>
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<td>Max. 6'</td>
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</table>

Narrow evergreen trees, five (5) feet in height.
Evergreen trees, six (6) feet in height.
Tree-like shrubs, six (6) feet in height.
Large deciduous trees, two and one-half (2-1/2) inch caliper
Large deciduous shrubs, four (4) feet in height.

2. Trees not permitted (all locations):
   (a) Box elder
   (b) Soft maples
   (c) Elms
   (d) Horse chestnut (nut-bearing)
   (e) Tree of Heaven
   (f) Catalpa
   (g) Ash

3. Trees not permitted within street right-of-way:
(a) Basswood
(b) Cottonwood
(c) Willow

4. On the following table is a list of suggested plant materials. Size, special characteristics and tolerances are given to aid in determining what plant materials are right for an individual situation. This list is not intended to be a comprehensive list of plant materials, especially in the area of deciduous shrubs.

<table>
<thead>
<tr>
<th>Tolerant Levels</th>
<th>Decidin Salt</th>
<th>Heat</th>
<th>Drought</th>
<th>Shade</th>
<th>Course</th>
<th>Medium</th>
<th>Fine</th>
<th>Oval</th>
<th>Pyramid</th>
<th>Light Foliage</th>
<th>Dense Foliage</th>
<th>Red Level</th>
<th>Masting</th>
<th>Atractive Flowers</th>
<th>Attractive Fall Color</th>
<th>Good Taste Color</th>
<th>Winter Interest</th>
<th>Growth Rate</th>
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</thead>
<tbody>
<tr>
<td>50’-60’ Shade (Canopy) Trees</td>
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<td>Spruce, Colorado</td>
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<td>Deciduous Shrubs 4 1/2' and taller</td>
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<td>Deciduous Shrubs 4 1/2' and taller</td>
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<td>Evergreen shrubs (height varies)</td>
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<td>Creeper, Virginia</td>
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5. All parking lot landscaped areas shall be provided with underground irrigation.

6. Except as otherwise allowed or specified in this ordinance, all land in all use districts located between abutting public right-of-way, railroad right-of-way or waterway shall be landscaped and well maintained in grass, ground cover, shrubs or trees.
**BURLEINGTON Series**

**Cast Aluminum Posts**

**SHAFT OPTIONS**

- 3" Dia. Smooth
- 4" Dia. Smooth
- 4" Dia. Fluted
- 3"-4" Dia. Tapered

**ORDERING GUIDE**

<table>
<thead>
<tr>
<th>Post</th>
<th>Material/Finish</th>
<th>Options</th>
</tr>
</thead>
<tbody>
<tr>
<td>BURLINGTON 12'</td>
<td>Cast Aluminum/Black</td>
<td>Weatherproof Reciprocator at Top (of post)</td>
</tr>
</tbody>
</table>

**Material/Finish**

- CA/BK Cast Aluminum/Black (Std.)
- CA/DG Cast Aluminum/Dark Green
- CA/DB Cast Aluminum/Dark Bronze
- CA/PP Cast Aluminum/Prime Painted
- CA/CC Cast Aluminum/Custom Color

**Optional Equipment**

- (for complete finish and color options, see "finish" section in catalog)

**ANCHORAGE GUIDE**

- Set Screws
- 10.5" Sq. Base Plate
- 12.38" Dia. Bolt Circle
- 11" Sq. Base Cover
- Hot Dip Galvanized L-type Anchor Bolts (4 per Post)

---

**HOLOPHANE UNIQUE SOLUTIONS**

515 McKinley Avenue • Newark, Ohio 43055 • 614-349-4160 • Fax 1-800-346-3923

**SCALE: 1"=12"**

**TYPE H1**
- Ground Fault Circuit Interrupter Receptacles.
- Test/Reset buttons on face of receptacles.
- All cast aluminum cover, not plastic.

**Receptacle with Weatherproof Box and Cover**

Catalog part #  
BB/GFI/WPC  
RB - receptacle in base  
GFI - ground fault interrupter  
WPC - weatherproof cover

**SPECIFICATIONS**

A 20 amp, 125 volt, ground fault circuit interrupter duplex receptacle shall be mounted inside the post base, facing toward the access door. The receptacle shall be UL Listed according to E-48380 and UL 943 Class A and UL 498. The receptacle shall be mounted in a cast aluminum box and cover that is suitable for wet locations while not in use. The receptacle and cover shall mount to an outlet box with a gasket and stainless steel screws.

For information on specifying orientation and mounting heights see Orientation Guide in the back of the Accessories section in the catalog.
Granville® Series Luminaire
With 5' Decorative Finial, Leaf Style Housing

Maximum weight - 45 lbs
Maximum effective projected area - 1.26 sq. ft.

5' FINAL PLASTIC OR METAL (See Chart for Available Colors)
PRISMATIC GLASS REFLECTOR / REFRUCTOR

33-7/8" NOMINAL HEIGHT
33-7/8" OUTSIDE DIAMETER

ACCESS DOOR
BALLAST HOUSING

13" DIA

ORDERING INFORMATION

BALLAST TYPE
- VOLTAGE
- FINISH
- DISTRIBUTION

F1 - SINGLE FUSING FOR 120, 240, 277 VOLT, FIELD INSTALLED (NOT UL LISTED)
F2 - DOUBLE FUSING FOR 208, 240 VOLT, INSTALLED (NOT UL LISTED)
GVIA = 120 VOLT, FIELD INSTALLED (NOT UL LISTED)
GVIAFO = Photocell FOR 120 VOLT, Field Installed, NOT UL Listed
GVIAF = Photocell FOR 208/240 VOLT, Field Installed, Field Installed, NOT UL Listed

ACCESSORIES
- OPTIONS
- PROTECTIVE STARTER FOR HPS UNITS ONLY

UNIQUE SOLUTIONS ORDER NO: US-3673

UNIQUE SOLUTIONS
A DIVISION OF HOLOPHANE
515 MCKINLEY AVENUE
P.O. BOX 3000
NEWARK, OHIO 43055

Scale: None
DRAWN: RAF
APPROVED: 06-09-93

TYPE H1

General Description
The Luminaire consists of three main components: a ballast housing, a reflector with socket, and a prismatic glass optical assembly.

Optical Assembly
The optical assembly is a precisely molded thermal resistant borosilicate glass reflector and reflector with 5 inches decorative finial, mechanically attached and sealed to the top glass reflector. The upper portion of the system incorporates a series of reflecting prism reflectors over 50% of the upward light in to the center reflector while allowing a soft uplight component to define the traditional oom shape of the luminaire. The lower portion uses precisely molded reflecting prism reflectors to control the distribution of light to maximize utilization uniformity, and luminaire spacing. Three unique optical assemblies are available, designed for IES type III, LL and F V lighting distributions.

Ballast Housing
The ballast housing contains the ballast and other electrical components. The housing is cast of 356 c free aluminum alloy with a raised oak leaf pattern designed to flow gracefully from a 4’ - 5” diameter decorative post. The slipfitter will accept a 3” high, 2’ to 3-7/8” O.D. tenon and is secured by four hex head stainless steel 1/8-20 x 1” set screws. Four uniquely designed stainless steel spring clips enclosed in a high density vinyl chloride sleeve and adjusted by hex head stainless steel 1/8-20 bolts securely cradle the optical assembly. The housing is finished with polyester powder coat applied after a seven stage pretreatment process to ensure maximum durability.

Ballast
(Refer to Ballast Data Sheet for specific operating characteristics)
35 - 300 watt 120 volt High Pressure Sodium (HPS) ballasts are High Power Factor Reactor type. All other HPS ballasts are High Power Factor Autotransformer type.
175 watt Metal Halide (MH) ballasts are Pulse Feed Autotransformer type. 70 and 100 watt MH units are available only with (120V, 208V, 240V, 277V) multiflue high Power Factor High Reactance type ballast.
All Mercury Vapor (MV) ballasts are High Power Fact Constant Wattage Autotransformer (CVA) type.

Reflector / Socket Assembly
The reflector/socket assembly is designed to position specified light sources at the light center of the reflector.

UL Listing
The fixture is UL listed as suitable for wet location and maximum 40 degree C ambient temperature.

Installation
Refer to the instruction manual provided with each luminaire as to the specific method of wiring and mounting the luminaire.
DOUBLE HEAD LIGHT WITH CONC. FOUNDATION

NOT TO SCALE
**GRANVILLE® SERIES LUMINAIRE LEAF STYLE CASTING**

**MAXIMUM WEIGHT:** 47 lbs.

**MAXIMUM EFFECTIVE PROJECTED AREA:** 1.26 sq. ft.

---

**Options**

- **Ballast Type:**
  - (404ULB BASE) 500W HP
  - (700HP) 750W HP
  - (1000HP) 1000W HP
  - (1500HP) 1500W HP
  - (1500MSHP) 1500W S肸HP
  - (1750HP) 1750W HP
  - (2000HP) 2000W HP
  - (2500HP) 2500W HP

- **Voltage:** 120V, 240V, 277V

- **Finals:** Standard, Clear, Ball, Flower, Eagle

- **Accessories:**
  - F1 - Single Fusing for 120, 240, 277 Volt, Field Installed (Not UL Listed)
  - F2 - Double Fusing for 208, 240 Volt, Field Installed (Not UL Listed)
  - DLTRP120 - Photocontrol for 120 Volt, Located in Access Cover. Field Installed. Not UL Listed
  - DLTRP208277 - Photocontrol for 208/277 Volt, Located in Access Cover. Field Installed. Not UL Listed
  - GPSARA - Band Accessory (Field Installed)

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**Architectural Outdoor Order #: 4032972. Type: H2**

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**Specifications**

**General Description:**
The luminaire consists of three main components: a ballast housing, a reflector with socket, and a prismatic glass reflector assembly.

**Optical Assembly:**
The optical assembly is a precisely molded thermal resistant borosilicate glass reflector and reflector with or without decorative finish. The lower portion of this system incorporates a series of reflecting prisms that redirect over 50% of the upward light to the controlling reflector while allowing a soft uplight component to define the traditional acorn shape of the luminaire. Two decorative aluminum top covers are available. The lower portion uses precisely molded reflecting patterns to control the distribution of light to maximize utilization, luminosity, and luminaire spacing. Three unique optional assemblies are available, designed for IES type II, IV, and V lighting distributions.

**Ballast Housing:**
The ballast housing contains the ballast and other electrical components. The ballasting is cast of 356 copper free aluminum alloy with a raised oak leaf pattern and is designed to flow gracefully from a 4" to 5" diameter decorative post. The reflector will accept a 3" high, 2-7/8" to 3-5/8" O.D., aluminum reflector. The 1/4" diameter cutouts are secured by hex head stainless steel 1/4-20 x 1" set screws. Four uniquely designed stainless steel spring clips are enclosed in a clear polyester chloride sleeve and are adjusted by hex head stainless steel 1/4-20 bolts securely cradling the optical assembly. The housing is finished with polyester powder paint applied after the seven stage pretreatment process to insure maximum durability.

**Ballast:**
(Refers to Ballast Data Sheet for specific operating characteristics)
- 35-100 watt 120 volt high pressure sodium (HPS) ballasts are high power factor reactor type. All other HPS ballasts are high power factor auto-tranformer type.
- 175 watt Metal Halide (MH) ballasts are peak lead auto-tranformer type. 70 and 100 watt MH units are available only with (120V, 208V, 240V, 277V, multivolt high power factor high resistance type ballast. All Mercury Vapor (MV) ballasts are high power factor constant wattage auto-tranformer (CWA) type.

**Reflector and Socket Assembly:**
The reflector/socket assembly is designed to position the specified light source at the light center of the reflector.

**UL Listing:**
The luminaire is UL listed as suitable for wet locations at a maximum 40 degrees C ambient temperature.

**Installation:**
Refer to the instruction manual provided with each luminaire as to the specific method of wiring and mounting the luminaire.

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**Drawing No.: US-2514**

**Scale:** N/A

**Drawn by:** RAF

**App'd:** 08-06-02

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**Architectural Outdoor Order #: 4032972. Type: H2**

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**Leader in Lighting Solutions**
An Reality Brands Company
114 Oakwood Avenue, New Carrollton, Ohio 43055

**Scale:** N/A

**Drawn by:** RAF

**App'd:** 08-06-02
**GRANVILLE® SERIES LUMINAIRE**

**LEAF STYLE CASTING**

**Specifications**

**GENERAL DESCRIPTION**

The luminaire consists of three main components, a ballast housing, a reflector with socket, and a prismatic glass optical assembly.

**OPTICAL ASSEMBLY**

The optical assembly is a precisely molded thermal resistant borosilicate glass reflector and refractor with or without decorative finial. This upper portion of this system incorporates a series of reflecting prisms that redirect over 50% of the upward light in to the controlling reflector while allowing a soft uplight component to define the traditional acorn shaped look of the luminaire. Two decorative aluminum top covers are available. These lower portions use precisely molded refracting prisms to control the distribution of light to maximize utilization, uniformity, and luminaire spacing. These unique optical assemblies are available, designed for IES type III, IV, and V lighting distributions.

**BALLAST HOUSING**

The ballast housing contains the ballast and other electrical components. The housings are cast of 356 copper free aluminum alloy with a raised oak leaf pattern and is designed to flow gray cast iron or a 4" x 5" diameter decorative post. The six soldering connections are all ⅜" high, 2-7/8" to 3-⅜" O.D., tenon mortises are secured by four 1/4-20 x 1" set screws. Four uniquely designed stainless steel spring clips enclose a clear polyvinyl chloride sleeve and are secured by four 1/4-20 bolts securely cradle the optical assembly. The housing is finished with powder with powder paint applied after a seven stage primer treatment process to insure maximum durability.

**BALLAST (Refer to Ballast Data Sheet for specific operating characteristics)**

- 35 - 100 watt 120 volt High Pressure Sodium (HPS) ballasts are High Power Factor Reactor type. All other HPS ballasts are High Power Factor Autotransformer type.
- 175 watt Metal Halide (MH) ballasts are Peak Lead Autotransformer types. 70 and 100 watt MH units are available only with 120V, 208V, 240V, 277V multiphase High Power Factor Reactance type ballast.
- All Mercury Vapor (MV) ballasts are High Power Factor Constant Wattage Autotransformer (CWA) type.

**REFLECTOR / SOCKET ASSEMBLY**

The reflector/socket assembly is designed to position the specified light source at the light center of the reflector.

**UL LISTING**

The luminaire is UL listed as suitable for wet locations at a maximum 40 degree C ambient temperature.

**INSTALLATION**

Refer to the instruction manual provided with each luminaire as to the specific method of wiring and mounting the luminaire.

**ARCHITECTURAL OUTDOOR ORDER #4032972**

**TYPE: H1**

**DRAWING NO: US-2514**

**SCALE: N/A**

**DRAWN: RAF**

**APPPD:**

**DATE: 08-06-02**
Typical Photometric Data (Isofootcandle Charts and Coefficient of Utilization Curves)

Isfootcandle data is based on a 15 foot mounting height. To determine values for mounting heights other than 15 feet, multiply the value shown by the following factors:

- 10' - 2.25
- 12' - 1.58
- 14' - 1.15
- 16' - 0.88
- 18' - 0.69
- 20' - 0.58
- 22' - 0.46
- 24' - 0.39

Type H