City of Parchment
Planning Commission

Article 11A. – Mill Planned Unit Development (PUD) District

Section 11A.1 Intent

The Mill Planned Unit Development District is designed to:

1. Permit greater flexibility in the regulation of land and encourage creative and imaginative design in development through the use of planned unit development legislation, as authorized by the Michigan Zoning Act (Public Act 110 of 2006, as amended).

2. Allow for a phased and targeted approach that will catalyze redevelopment of the Mill property.

3. Provide for a transformation of the Mill property into a hub of economic and social activities in the City of Parchment by integrating a harmonious mixture of varied housing choices with recreational, commercial and low-impact industrial uses at the site.

4. Provide for commercial and non-commercial recreational opportunities that are responsive to the area's recreational amenities and natural assets.

5. Exercise targeted preservation and stabilization of existing buildings on the Mill property.

6. Provide for building form standards; common parking arrangements; active streetscapes; and, functional connectivity to the surrounding area through pedestrian routes and recreational assets.

7. Further the vision and redevelopment strategies outlined in the Economic Redevelopment Plan set forth in the City of Parchment Master Plan.

Section 11A.2 Applicability/Scope

The Mill Planned Unit Development District is intended to apply to the approximately 63.03 acres of former KVP/Crown Vantage Paper Mill property owned by the City of Parchment and referenced in the Economic Redevelopment Plan set forth in the City of Parchment Master Plan.

The Mill Planned Unit Development District is designed to accomplish the overall land use pattern, building form, street system, and arrangement of green space networks envisioned by the Plan.

Section 11A.3 Planned Unit Development Use Provisions

1. Principal uses permitted.

    a. One-family detached, two-family, and multiple-family dwellings, including one-family attached dwellings.

    b. Housing for the elderly in accordance with section 7.3.

    c. Retail and business or personal service establishments.

    d. Office-type business related to executive, administrative, or professional occupations including, but not limited to, offices of a lawyer, accountant, insurance/real estate agent, architect, engineer, and similar occupation.

    e. Standard or carry-out restaurants.

    f. Bars or taverns.

    g. Indoor and outdoor commercial recreational facilities.

    h. Nonresidential uses of an educational or cultural character.

    i. Publicly owned and operated parks, parkways, and recreation facilities.

    j. Indoor and urban farming.

    k. Home occupations in accordance with section 12.15.

    l. Accessory buildings and uses customarily incident to the principal use.

2. Principal uses permitted subject to special conditions.

    a. Outdoor sales or outdoor activity accessory to a principal use. Outdoor storage shall be prohibited.

    b. Breweries, wineries, and distilleries.

c. Artisan, specialty, or craft manufacturing.

d. Assembly of finished or semi-finished products; packaging of previously prepared material; and, processing or compounding of commodities such as drugs, cosmetics, and food products.

e. Any use charged with the principal function of basic research, design and pilot or experimental product development.

f. Wholesaling, storage and/or warehousing of commodities

Section 11A.4 Designated Green Space Standards

Within the Mill Planned Unit Development District, there shall be designated an amount of green space not less than 15% of the total planned unit development district area, subject to the following standards:

1. *Designated* green space shall be of functional value as it relates to opportunities for natural feature preservation, recreation, visual impact, and accessibility.

2. *Designated* green space shall be located along the interior street system of the planned unit development, where possible, so as to be visible and accessible to the public. *Designated* green space shall be designed to effectively connect open spaces throughout the planned unit development.

3. Any significant and/or sensitive environmental resources shall be included within the *designated* green space.

4. The following land areas shall not be included as *designated* green space for purposes of meeting minimum green space requirements:

   a. the area of any road right-of-way or private road easement;

   b. parking and loading areas;
   c. storm water detention/retention basins, unless designed as a natural wetland.

5. Structures or buildings which are accessory to the *designated* green space may be allowed and shall be erected only in accordance with the approved site plan.

6. *Designated* green space shall be set aside through an irrevocable conveyance approved by the Planning Commission, such as recorded deed restrictions; covenants that run perpetually with the land; a conservation easement; or land trust.

   Such conveyance shall assure that the green space is protected from development, except as approved by the Planning Commission. Such conveyance shall also:

   a. indicate the proposed allowable uses(s) of the *designated* green space;
   b. require that the *designated* green space be maintained by parties who have an ownership interest in the open space;
   c. provide standards for scheduled maintenance of the green space;
   d. provide for maintenance to be undertaken by the City in the event that the designated green space is inadequately maintained, or is determined by the City to be a nuisance, with the assessment of the costs for maintenance upon the green space ownership.

Section 11A.5 Planned Unit Development Design Standards

1. **Site Design Requirements:**

   a. **Access**:

      1) The planned unit development shall have direct access onto a public road designed in compliance with the City of Parchment access standards.

      2) Shared access between properties within the planned unit development through service drives, shared drives, or driveway placement shall be encouraged where feasible and appropriate.

   b. **Interior Street System**: The planned unit development shall be served by an interior street system designed to facilitate the general development objectives for the Mill property set forth in the City of Parchment Master Plan.

      1) Interior streets may be public and/or private subject to Planning Commission approval. All private interior streets within the planned unit development shall be subject to the City of Parchment public street standards.

      2) Interior streets shall be provided bike lanes or shared-use lanes (sharrows) to facilitate the development of an interconnected non-motorized transportation network within the planned unit development and adjacent areas. The design and construction of these non-motorized accommodations

shall be based on standards established by the American Association of State Highway and Transportation Officials (AASHTO).

c. **Dimensional Standards**: The following tables set forth the dimensional standards applicable within the Mill Planned Unit Development District.

Nonresidential Buildings:

Lot Size	• N/A
Lot Width	• N/A
Maximum Front Yard Setback	• 10 feet
Minimum Side Yard Setback	• 0 feet for walls without windows • 10 feet for walls that contain windows
Minimum Rear Yard Setback	• 30 feet
Maximum Building Height	• 40 feet / 3 stories

Exceptions. The Planning Commission may grant exceptions to the dimensional standards where the deviation meets the purpose of the planned unit development set forth in Section 11A.1.

Existing Buildings. Buildings existing within the planned unit development prior to *(date of adoption of pud district)* shall not be subject to the dimensional standards set forth above. Any expansion or modification of an existing building shall be subject to established dimensional standards, unless specifically waived by the Planning Commission through a finding that the deviation meets the purpose of the planned unit development set forth in Section 11A.1.

Residential Buildings:

Minimum Lot Size	• Overall density of 10 units per acre
Lot Width	• N/A
Maximum Front Yard Setback	• 10 feet
Minimum Side Yard Setback	• 0 feet for walls without windows • 10 feet for walls that contain windows
Minimum Rear Yard Setback	• 30 feet
Maximum Building Height	• 40 feet / 3 stories
Minimum Building Size	• One family – 800 square feet (one story) /600 square feet ground floor (two story) • Two Family – 720 square feet/unit • Multiple Family – 600 square feet/unit
Maximum Lot Coverage	• 35%

Exceptions. The Planning Commission may grant exceptions to the dimensional standards where the deviation meets the purpose of the planned unit development set forth in Section 11A.1.

d. **Parking/Loading:** Parking and off-street loading within the Mill Planned Unit Development District shall be provided as follows:

1) Except as specified herein, parking shall be provided as set forth in Section 12.7 – 12.10 and may be established through on-site parking, common parking facilities, and/or on-street parking.

2) The Planning Commission may approve reduced on-site parking, or the paving of only a portion of the parking area, leaving a portion as grass for overflow parking, if it is demonstrated that adequate parking otherwise exists in a

shared and/or adjacent parking facility during the principal operating hours of uses to share said parking and access is shared.

3) On-street parking shall be allowed on all interior streets within the planned unit development.

4) Off-street loading shall be subject to Section 12.12.

5) Parking and loading areas shall be visually buffered from the abutting street and adjacent lots with landscape areas of a mixture of trees and shrubs, primarily of native species.

e. **On-Site Sidewalks**.

1) Where they do not exist, sidewalks shall be provided along the abutting road and may be within the public right-of-way.

2) Sidewalks and/or pedestrian linkages shall be provided between parking areas and buildings on the same lot and between shared parking areas that are not otherwise physically connected to each other or the building served.

3) Sidewalks and/or pedestrian linkages shall be routed through landscape areas.

4) Pedestrian linkages with off-site public pathways will be encouraged.

f. **Dumpsters.** Dumpster facilities are permitted only in rear yards and shall be subject to Section 12.24.

g. **Exterior Lighting.** On-site exterior lighting shall be subject to Section 12.25.

h. **Landscaping.**

1) Landscaping shall be provided in all internal areas of parking lots to provide shade and visual relief, and shall be established in consideration of the following:

- planting islands shall be a minimum of two (2) parking stalls wide;
- consolidate blocks of open space for landscape areas;
- use vegetation to separate pedestrians from cars;
- use a mixture of trees and shrubs, primarily of native species where most visible;
- provide adequate spacing to allow for growth of vegetation

2) Portions of property not devoted to floor area, parking, or vehicular/pedestrian ways shall be landscaped with live plant material and landscape elements.

i. **Utilities**. Public water and sanitary sewer facilities are required as part of the planned unit development. All utilities, including telephone, electric, and cable television, shall be placed underground.

j. **Storm Water Management**. Storm water management systems should be designed to:

1) Incorporate and/or use natural drainage systems existing on the site or in the planning unit development.
2) Protect the surrounding natural environment.
3) Retain the natural retention and storage capacity of any wetland or waterway.
4) Not increase flooding or the possibility of polluting surface water or groundwater.
5) Coordinate with the groundwater protection strategies of the City.

Section 11A.6 Building Form Standards

1. **Nonresidential Buildings**. New principal buildings and façade renovations of existing principal buildings shall meet the following form standards:

a. **Building Orientation.** Buildings shall be oriented to face the front property line.

b. **Front Façade.** Walls that face a street, green space, park or off-street parking area shall include windows and architectural features customarily found on the front of a building, such as awnings, cornice work, edge detailing or decorative finish materials.

1) Blank walls longer than 20 feet shall not face a street.

2) All buildings shall have a main entrance located on the front façade. Main entrances shall have design details that enhance the appearance and prominence of the entrance so that it is recognizable from the street and parking areas.

3) For buildings with a front façade of more than 100 feet in length, there shall be a minimum of one (1) usable entrance every full 50 feet of frontage along the front public sidewalk and shall provide architectural variation to visually break up the building.

c. **Windows and Doors.**

1) Ground Floor. Ground floors shall be designed with storefronts that have windows, doorways and signage, which are integrally designed and painted. No less than 70% of the storefront/ground floor façade shall be clear glass panels and doorway. Glass areas on storefronts shall be clear, or lightly tinted. Mirrored glass is prohibited. Required window areas shall be either windows that allow views into retail space, working areas or lobbies, pedestrian entrances, or display windows set into the wall. Windows shall not be blocked with opaque materials or the back of shelving units or signs. The bottom of the window must be no more than 3 feet above the adjacent exterior grade.

2) Upper Stories. Openings above the first story shall be a maximum of 50% of the total façade area. Windows shall be vertical in proportion and shall be compatible with the rhythm and proportion of windows on other buildings in the planned unit development.

3) Vehicular access doors are prohibited on a front façade.

d. **Building Materials.**

1) New construction shall have concrete footings and foundation walls of concrete, concrete block, or a combination of concrete and concrete block, with conventional 2x wood frame or structural steel construction.

2) The exterior finish of buildings shall be masonry (**fired-clay** brick, building stone, cast stone, decorative concrete block, glass, or adobe), masonry veneer, structural steel**, exterior insulation finish system (EFIS),** or a combination thereof.

e. **Awnings.** An awning acts as a transition between the storefront and the upper story and can also be used as a location for building signage. Storefronts may be supplemented by awnings provided that the following conditions are met:

1) Fabric awnings are encouraged. The traditional commercial awning material is canvas and its profile is the watershed design.

2) Awnings shall fit storefront openings or individual window openings.

3) The awning shall be positioned immediately above the first-floor window area of the façade, attached below the storefront cornice or sign panel, and should not cover the piers on either side of the storefront.

4) The awning should be mounted such that its valance is provided a minimum of eight (8) foot clearance from a sidewalk.

5) Awning color should be selected to insure compatibility with the building and with the color of adjacent buildings.

6) Imitation mansard roofs made of metal, rough-sawn wood, plastic, shakes, or asphalt roofing are prohibited.

7) Internally-illuminated or plastic awnings are prohibited, with or without signage.

2. **Residential Buildings**. Attached and detached residential dwellings shall meet the following form standards:

a. **Building Orientation.** Buildings shall be oriented to face the front property line.

b. **Front Façade.**

1) All residential dwellings shall provide a pedestrian door facing the front property line.

2) All residential dwellings shall include a front porch or landing with steps, with a sidewalk extending from the steps to the street sidewalk.

3) The front façade of a residential dwelling shall be 25% windows and doors.

4) The form standards set forth in subsections 2) and 3) shall not apply to mixed use buildings where the façade is designed to meet the requirements of subsection 1. of this section.

c. **Building Materials**. All buildings shall use materials that are in keeping with architectural styles traditional to the area. Allowed exterior finish materials include masonry, wood, and siding.

d. **Garages.**

1) Garages shall be required for one-family attached and detached dwellings.

2) A garage is defined as a walled, roofed structure for storing a vehicle(s). Permanent and/or temporary carports are prohibited.

3) One-family attached dwellings. Garages shall be located in the rear yard and accessed by an alley or side street.

4) One-family detached dwellings. Garages shall be located in the rear yard and accessed from the frontage street by a single driveway.

5) A garage shall be similar and/or compatible in design and construction material as the dwelling it serves.

3. **Modifications to Architectural Requirements**. The Planning Commission may approve modifications to the building form standards in order to allow for creativity and flexibility in design. A front elevation drawing of the proposed building shall be provided superimposed on a color drawing or photograph of the entire block showing the relation of the proposed building design to other buildings along the block, which shall be utilized to evaluate the proposed building design based upon all of the following criteria:

a. Demonstrates innovation in architectural design, provided the building design shall be in keeping with the desired character of the area, as articulated in the City of Parchment Master Plan, and similar to the architectural style of historical buildings in the area.

b. The building is oriented towards the front of the site with a functioning entrance and enhances the continuity of the pedestrian-oriented environment. A modification shall not result in an increased dominance of vehicular parking or garage doors along the front of the building.

c. The roof design will not be out of character with other buildings in the planned unit development.

d. The exterior finish materials shall be of equal or better quality and durability as those permitted herein, with the intent to allow for new technologies in building material while maintaining the desired character of the area.

Section 11A.7 Streetscape Design Standards

1. **Sidewalks.** Sidewalks within the planned unit development shall be provided as set forth in the City of Parchment ***Streets, Sidewalks, and Other Public Places Ordinance***.

2. **Street Trees**. In order to provide a visually interesting streetscape within the planned unit development, street frontage shall be landscaped with trees of varying species type and spacing. Although typical spacing is between 20 – 30 feet depending on the species, visual continuity and the best plant species and spacing for a specific site will be considered.

3. **Street Lights.** Pedestrian level street lighting of a decorative nature shall be installed along all street sidewalks and shall be designed to promote the character of the area. Light fixtures shall meet the specifications of the City of Parchment.

4. **Alleys.** Alleys shall be allowed in the planned unit development and shall be required where necessary to provide access to parking lots, loading areas and garages.

5. **Street Furniture.** Benches and trash receptacles shall be provided in park and plaza areas and along adjoining sidewalks where the Planning Commission determines that pedestrian activity will benefit from these facilities.

6. **Bicycle Facilities.** The planned unit development shall be designed to accommodate bicycle travel, including the provision of bike racks. All parking areas for nonresidential uses shall include sufficient bike racks to allow the parking of a minimum of one bike for every 10 automobiles or one bike for every 3,000 square feet of building floor area, whichever is greater.

Section 11A.8 Application/Approval Process

1. **Application Requirements**. The application for development approval within the Mill Planned Unit Development District shall be made according to the site plan application/approval process set forth in this Section.

2. **Pre-Application Meeting.** An applicant desiring to submit an application for site plan review within the Mill Planned Unit Development District is encouraged to attend a pre-application meeting with the Planning Commission. The purpose of the pre-application meeting is to determine general compliance with the planned unit development eligibility and design requirements, and to identify issues of significance regarding the proposed application.

   The applicant shall present the following information for a pre-application meeting:

   a. Sketch plan of the proposed development site layout;
   b. Accurate legal description of the development site;
   c. Names and addresses of all current owners of the development site;
   d. Total site acreage;
   e. Number of acres to be developed by use;
   f. Number of acres of undeveloped land;
   g. Number of acres of *designated* green space;
   j. Details of vehicular and pedestrian circulation system;
   k. Location and details of known natural features.
   l. Relationship of the development site design to the existing/planned layout of the planned unit development.

3. **Preliminary Plan Review**. An application for development approval within the Mill Planned Unit Development District shall be subject to mandatory preliminary plan

review by the Planning Commission. The review is intended to provide an indication of the issues and concerns that must be resolved prior to site plan review.

Preliminary plan approval shall not constitute an approval of a detailed site plan but shall be deemed an expression of approval of the layout as a guide to the preparation of the site plan. A request for a modification to the approved preliminary plan shall be submitted for review in the same manner as the original preliminary plan was submitted and reviewed.

4. **Preliminary Plan Requirements**. Engineering details of a preliminary plan are not required to be developed beyond a level of detail required to determine the feasibility of the proposed layout. The preliminary plan, drawn to a reasonable scale, shall provide the following information:

   a. Boundaries of the planned unit development and the development site;
   b. General location map showing existing land use and ownership within the planned unit development and of adjacent land;
   c. Topography of the development site and its relationship to adjoining land;
   d. Location of existing/proposed streets adjacent to and within the planned unit development; proposed connection to and/or extension of existing streets within the planned unit development;
   e. Pedestrian and vehicular circulation systems and related parking facilities on the development site and their relationship to existing/planned systems within the planned unit development;
   f. Delineation of the proposed development area(s), indicating for each area its size, number and composition of buildings, building envelopes, height and orientation of buildings;
   g. *Designated* green space system and recreation areas;
   h. Proposed landscaping, including greenbelts, berms, and/or screening;
   i. Storm water drainage system;
   j. Public facilities.

   The following documentation shall accompany the preliminary plan:

   a. name, address and telephone number of:
      - all persons with an ownership interest in the land within the Planned Unit Development District, together with a description of the nature of each entity's interest;
      - all engineers, attorneys, architects or registered land surveyors associated with the development site;
      - the developer or proprietor of the development site;
      - any person authorized to represent the owner in the review process.

b. accurate legal description of the planned unit development and development site;
c. total acreage of the planned unit development and development site;
d. general statement as to how green space and recreation areas are to be owned and maintained;
e. general indication of the proposed sequence and approximate time frames of development phases;
f. a narrative describing how the development site design is consistent with the purposes of the Mill Planned Unit Development District, the capacity and availability of necessary public facilities to the development; and, the impact the development will have on adjoining properties.

5. **Additional Information.** During the preliminary plan review process, the Planning Commission may require additional information they determine is reasonably necessary to demonstrate compliance with the planned unit development standards. Such information may include, but not be limited to, hydrological tests, traffic studies, or wetland determinations.

6. **Site Plan Review.** An application for development approval within the Mill Planned Unit Development District shall be subject to site plan review by the Planning Commission. The detailed site plan shall conform to the approved preliminary plan and incorporate any revisions or recommendations made by the Planning Commission at the preliminary plan review.

   If a detailed site plan is not submitted for review within six (6) months of preliminary plan approval, the Planning Commission may require resubmission of the preliminary plan for further review and possible revision.

7. **Site Plan Requirements:** The following information shall be included on, or attached to, all site plans:

   a. An update of the approved preliminary plan pursuant to the site plan informational requirements set forth in Section 13.1.
   b. Engineering plans presented in sufficient detail to indicate compliance with City standards.
   c. Easements, deed restrictions, and other documents pertaining to pedestrian and vehicular systems; the *designated* green space system; and recreation areas;
   d. If condominium ownership is proposed, all documentation required by the condominium regulations of the City.

8. **Review Criteria**. Approval of a site plan within the Mill Planned Unit Development District shall be determined on the basis of the Site Plan Review criteria set forth in Section 13.1, as well as the following criteria:

a. The overall design and land uses proposed in connection with the planned unit development shall be consistent with the purpose of the planned unit development concept and the specific design standards set forth herein.

b. The proposed development site shall be serviced by the necessary public facilities to ensure the public health, safety, and welfare of the residents and users of the development.

c. The proposed development site shall be designed to minimize the impact of traffic generated by the development on the surrounding land uses and road network.

d. The proposed development site shall be designed so as to be in character with surrounding conditions as they relate to bulk and location of structures, pedestrian and vehicular circulation, landscaping, and amenities.

e. The proposed development site shall be designed and constructed so as to preserve the integrity of the existing on- and off-site sensitive and natural environments, including wetlands, woodlands, hillsides, water bodies, and groundwater resources.

f. The *designated* green space shall be of functional value as it relates to opportunities for recreation, visual impact, and/or access.

Section 11A.9 Site Plan Approval

1. **Effect of Approval**. After a site plan has been approved and construction of any part thereof commenced, no other type of development will be allowed on the site without further approval by the Planning Commission and after proceedings conducted as in the original application.

2. **Conformity to Approved Plan**. Property within the Mill Planned Unit Development District which is the subject of site plan approval must be developed in strict compliance with the approved site plan. If construction and development do not conform to same, the approval thereof shall be forthwith revoked by the City. Upon revocation of such approval, all further construction activities shall cease upon the site other than for the purpose of correcting the violation.

3. **Amendment to Approved Plan**. A proposed amendment or modification to a previously approved site plan within the Mill Planned Unit Development District shall be submitted for review in the same manner as the original application.

4. **Project Phasing:** When proposed construction is to be phased, the project shall be designed in a manner that allows each phase to fully function on its own regarding services, utilities, circulation, facilities, and open space. Each phase shall contain the necessary components to ensure protection of natural resources and the health, safety, and welfare of the occupants and residents of the planned unit development and surrounding area.

   Each phase of the development shall be commenced within one (1) year of the schedule set forth on the approved site plan. If construction of any phase is not commenced within the approved time period, approval of the site plan shall become null and void.

5. **Performance Bond**. The Planning Commission may require that a performance bond, bank letter of credit, or cash bond in such amounts as may be determined be deposited with the City to ensure completion of the site in accordance with the approved plans. The bond shall be for the purpose of securing the health, safety, and welfare of Village residents and adjacent property owners.

   Such bond or bank letter of credit, if required, shall be set at a minimum of 100% of the cost of the unfinished work for which the bond was required. The City shall provide for the rebate of any cash bond filed in reasonable proportion to the ratio of the work completed, provided the amount remaining on deposit still provides reasonable security for the completion of the unfinished improvements related to the deposit.

6. **Development Agreement**. No building permit shall be issued for development and no construction activity commenced within the planned unit development until an affidavit containing the legal description of the planned unit development and the subject development site within the planned unit development; the date and terms of the site plan approval; and a declaration that all improvements will be carried out in accordance with the approved site plan is recorded with the Register of Deeds for Kalamazoo County.

   All required public dedications for streets, utility easements or other public facilities, and deed restrictions shall be filed with the City and recorded at the Register of Deeds.

7. **Revocation.** In any case where construction of the approved site plan has not commenced within one (1) year of the date of the final approval, all approvals shall be null and void.

Amend Section 12.2 – Building regulations. to add:

7. A dwelling shall comply with the following standards:

   a. The minimum square footage requirements of this Ordinance for the district in which the dwelling is located;
   b. Have a minimum floor to ceiling height of 7.5 feet;
   c. Have a core living area of at least 20 feet by 20 feet within the principal portion of the building having exterior wall construction, excluding porches, breezeways, garages, etc. which are accessory to the dwelling;
   d. Have a minimum width across the front, side and rear elevations of at least 24 continuous feet of exterior wall;
   e. Be permanently attached to a solid foundation constructed on the site in accordance with the City Building Code, or in the case of manufactured homes, connected to piers constructed on the site in accordance with the City Building Code and any manufacturer's specifications;
   f. The dwelling shall be fully enclosed with a permanent wall around its perimeter extending from the footing or slab to the ground floor. The perimeter wall shall be constructed of such materials and type as required in the City Building code for single-family dwellings;
   g. No exposed wheels, towing mechanisms, undercarriage, or chassis will be permitted. Any space that may exist between the foundation and the ground floor of the dwelling shall be fully enclosed by an extension of the foundation wall along the perimeter of the dwelling;
   h. Be connected to a public sewer and water supply or to such private facilities approved by the local health department;
   i. Contain permanently attached steps connected to exterior door areas or to porches connected to said door areas where a difference in elevation requires the same;
   j. Contain no additions or rooms or other areas which are not constructed with similar quality workmanship as the original dwelling, including an appropriate foundation and permanent attachment to the principal structure;
   k. Comply with all pertinent building and fire codes including, in the case of manufactured homes, the United States Department of Housing and Urban Development (HUD) standards set forth in the Manufactured Home Construction and Safety Standard Act of June 15, 1976, as amended. Where a dwelling is required by law to comply with any federal or state standards or regulations for construction and where such standards or regulations allow standards of construction which are less stringent than those imposed by the City Building Code, then and in that event, the less stringent federal or state standards or regulations will apply; and

l. The foregoing standards shall not apply to a mobile home located in a licensed mobile home park.

Amend Section 2.2 – Definitions to add:

Indoor farming – farms where plants are grown entirely indoors and can include greenhouses (or rooftop greenhouses) and horizontal/vertical farms.

Urban farming – small outdoor farms or gardens that are located in urban areas and typically include urban parks, rooftop gardens and community farms.

NORTH
PARCEL #06-03-201-001
25.4 ACRES 5 SPLITS
EAST G AVE.
PARCEL #05-03-226-040
29.6 ACRES 5 SPLITS
WILSON DR.
EUNICE ST.
PARCEL #
06-03-280-021
1 ACRE 1 SPLIT
PARCEL #
06-03-280-011
.77 ACRES 1 SPLIT
W. OAKGROVE ST.
PARCEL #
06-03-280-029
1.03 ACRES 1 SPLIT
ISLAND DR.
PARCEL #06-03-280-030
5.23 ACRES 1-2 SPLITS
RIVERVIEW DR.
S. HERCULES AVE.
BELLISLE BLVD.