

3869 W. JEFFERSON
ECORSE MI, 48229
PHONE: (313) 386-3636

FENCE PERMIT APPLICATION

DATE: _____

OWNER'S NAME _____

OWNER'S ADDRESS _____

OWNER'S PHONE _____

COMPANY NAME _____

COMPANY'S ADDRESS _____

COMPANY'S PHONE _____

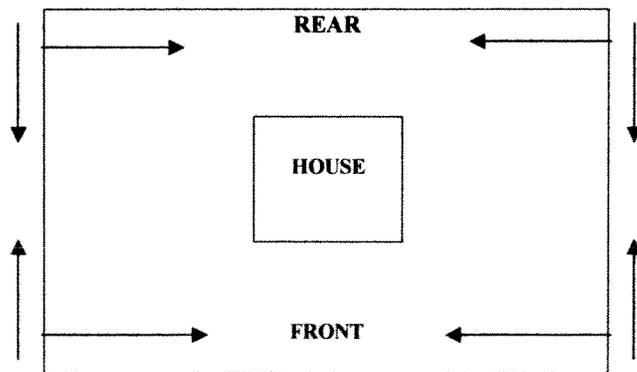
TYPE OF FENCE _____

HEIGHT OF FENCE _____ LENGTH _____

PERMIT NO. _____

COST OF FENCE _____

APPROVAL OF ZONING COMMISSION _____



SIGNATURE _____

APPROVED _____ DATE _____

REPRESENTATIVE MAJOR PLANT TYPES (1)
(continued)

<u>Type</u>	<u>(2) Minimum Size Allowable</u>	<u>(4) Minimum On-Center Spacing</u>	<u>(5) Maximum On-Center Spacing</u>
Hydrangea	3' height	3 ft.	6 ft.
Beauty Bush	4' height	4 ft.	6 ft.
Privet	3' height	3 ft.	6 ft.
Mock-Orange	4' height	4 ft.	8 ft.

Footnotes to the above major plant types list:

- (1) Under certain conditions, soft wooded trees will be permitted (i.e., willows, poplars, aspen, soft maples, etc.) only upon approval of the reviewing agency. Under no circumstances will these trees be permitted where damage to persons or property might occur.
- (2) Plantings elevated on earth berms may be reduced in size by one-half inch caliper (1/2") or one foot height (1 ft.) for every two (2) feet of berm elevation above natural grade.
- (3) Caliper readings on main stem twelve inches (12") above ground level.
- (4) In order to promote design creativity, plant spacing may be varied only upon approval by the Planning Commission or City Council.
- (5) Maximum on-center spacing may be used when plant sizes exceed "Minimum Size Allowable" by one-half (1/2) foot increments in height or one (1) inch increase in caliper reading.

SEC. 1409. SIGNS:

- a. The following conditions shall apply to all signs erected or located in any use district.
 - (1) All signs shall conform to all codes and ordinances of the City of Ecorse, and where required, shall be approved by the Building Inspector and a permit issued.
 - (2) No sign, except those established and maintained by the City, County, State, or Federal governments, shall be located in, project into, or overhang a public right-of-way or dedicated public easement.

USE DISTRICT

REQUIREMENTS

- B-1 Districts - For each office building, one (1) wall sign and/or one (1) freestanding sign indicating the name of the building not exceeding eighteen (18) square feet in area.
- B-1 Districts - Freestanding signs shall not be over six (6) feet in height.
- B-1 and P Districts - No sign shall project beyond or overhang the wall, or any permanent architectural feature, by more than one (1) foot, and shall not project above or beyond the highest point of the roof or parapet. Building signs shall not exceed twenty (20) percent of the face of the building.
- B-1 and B-2 Districts - Freestanding, accessory signs or advertising pylons shall not be placed closer than one hundred (100) feet to any adjacent residential district.
- B-1, B-2, and "I" Districts - Freestanding, accessory signs may be located in the required front yard.
- "I" Districts - Freestanding, accessory signs or advertising pylons shall not be placed closer than two hundred (200) feet to any adjacent residential district.
- B-2 and "I" Districts - Freestanding, accessory signs shall not be over three hundred (300) square feet in area. Building signs in B-2 Districts shall not exceed twenty (20) percent of the face of the building. Building signs in "I" Districts shall not exceed twenty (20) percent of the face of the building.
- B-1 Districts - Freestanding, accessory signs or advertising pylons shall not be over one hundred (100) square feet in area.
- "I" District - Non-accessory signs shall be permitted but shall be spaced no closer than 1,000 feet between signs on the same side of the right-of-way.
- "I" District - Freestanding, non-accessory signs, not to exceed, three hundred (300) square feet in area are allowed but shall comply with all requirements of ARTICLE XII, "SCHEDULE OF REGULATIONS" of this Ordinance.

USE DISTRICT

REQUIREMENTS

- "WM" District - Same as the B-1 and B-2 Districts.
- "P" District - Same as the B-1 District.

SEC. 1410. EXTERIOR LIGHTING.

All lighting for parking areas or for the external illumination of buildings and uses shall be directed from and shall be shielded from adjacent residential districts, and shall also be so arranged as to not adversely affect driver visibility on adjacent thoroughfares.

SEC. 1411. CORNER CLEARANCE:

In all districts no fence, wall, shrubbery, sign, or other obstruction to vision above a height of thirty (30) inches from the established street grades shall be permitted within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between said right-of-way lines at a distance along each line of twenty-five (25) feet from their point of intersection.

SEC. 1412. WALLS:

- a. For those Use Districts and uses listed below there shall be provided and maintained on those sides abutting or adjacent to a residential district an obscuring wall as required below:

<u>USE</u>	<u>REQUIREMENTS</u>
(1) P Vehicular Districts	- 6'- 0" high wall.
(2) Off-Street Parking Area (Other than P Districts)	- 6'- 0" high wall.
(3) B-1 and B-2 Districts	- 6'- 0" high wall.
(4) "I" Districts (open storage areas, loading and unloading areas, service areas)	- 8' - 0" high wall. See ARTICLE IX, Section 901, paragraph a.

- b. Required walls shall be located on the lot line except where underground utilities interfere and except in instances where this Ordinance requires conformance with front yard setback lines in abutting Residential Districts. Required walls may, upon approval of the Board of Appeals, be located on the opposite side of an alley right-of-way from a nonresidential zone that abuts a residential zone when mutually agreeable to affected property owners. The continuity of the required wall on a given block will be a major consideration of the Board of Appeals in reviewing such request.

- c. Such walls and screening barrier shall have no openings for vehicular traffic or other purposes, except as otherwise provided in this Ordinance and except such openings as may be approved by the Chief of

- (e) The surface area of a sign shall include all exterior surfaces of the sign computed in square feet. In the case of a wall-mounted or graphic sign with open spaces between the letters, the total surface area shall be measured by multiplying the average height of individual letters by the distance between the outer edges of the two (2) furthest letters.
 - (f) No sign shall project above or be mounted on a roof.
 - (g) The repainting and preventive maintenance of signs shall not be considered an alteration requiring a zoning compliance permit.
 - (h) Single-family detached and two-family dwellings shall be permitted to have one nameplate not exceeding two (2) square feet in area indicating the name of the occupant. Such signs shall not require a zoning compliance permit.
 - (i) Where possible, the inclusion of the Frenchman's Cove logo illustrated in the Frenchman's Cove Design Guidebook on private signs shall be encouraged.
- (3) Sign Requirements For All Structures Except Single-Family Detached Dwellings
- (a) Each structure shall be permitted one (1) accessory freestanding ground or monolith sign and one (1) of the following additional accessory sign types: wall-mounted, projecting, or graphic. For multiple uses such as shopping centers, office complexes, and mixed use developments, the Planning Commission may permit one (1) wall-mounted, projecting or graphic accessory sign for each individual use within the development.
 - (b) Structures which abut more than one public street shall be permitted one (1) additional accessory freestanding ground or monolith sign located along such abutting public street.
 - (c) Accessory freestanding ground signs shall not exceed a height of four feet and total surface area of forty-five (45) square feet for a single face sign and ninety (90) square feet for signs of two (2) or more faces.
 - (d) Accessory freestanding monolith signs shall not exceed a height of fifteen (15) feet, a width of three (3) feet and an total surface area of one hundred eighty (180) square feet provided no single sign wall face exceed forty-five (45) square feet.
 - (e) Wall-mounted or graphic signs shall not exceed one (1) square foot for each lineal foot of building frontage, provided that such signs shall not exceed a total surface area of one hundred (100) square feet. Wall-mounted or graphic signs shall not project outward from the wall more than one (1) foot.

(f) Projecting signs shall not exceed a total surface area of twenty (20) square feet for a single face sign and forty (40) square feet for signs of two (2) or more faces. Projecting signs shall not be attached to a wall at a height of less than eight (8) feet nor project outward a distance of more than ten (10) feet.

(4) Prohibited Signs

- (a) Flashing, animated or moving signs other than those signs which convey noncommercial information such as time and temperature requiring periodic change.
- (b) Exterior spinners, streamers, or string lights except those used for holiday decorations.
- (c) Any sign not permanently anchored to the ground or building except those signs used to temporarily advertise land or buildings for rent, lease, or sale.
- (d) Any sign which is not electrically or structurally safe.

g. Exterior Lighting - The requirement for exterior lighting is intended to protect the security and safety of pedestrians and motorists using public plazas, pedestrian corridors, off-street parking areas and other spaces open to the public located on private property. This section is also intended to regulate the spillover of light and glare on operators of motorized and nonmotorized vehicles, pedestrians, and land uses in the proximity of the light source.

- (1) Whenever plazas, pedestrian corridors, off-street parking areas, and other spaces open to the public are provided on private property, the site plan shall incorporate exterior lighting concepts as set forth in the Frenchman's Cove Design Guidebook and the provisions of this Ordinance.
- (2) The site plan shall illustrate the location and type of lighting fixtures, amount of illumination provided, and direction of illumination.
- (3) Exterior lighting shall provide sufficient illumination to ensure public safety and security.
- (4) Exterior lighting shall be located and directed in a manner which does not produce a glare which is a nuisance to nearby land uses or a safety hazard to motorized and nonmotorized vehicles or pedestrians.
- (5) Selection of exterior lighting fixtures similar to those illustrated in the Frenchman's Cove Design Guidebook is encouraged.

SIGNS AND MAILBOXES

All signs and mailboxes requiring relocation due to construction shall be salvaged and reset immediately in a temporary location. Signs and mailboxes shall be finally set by the Contractor in a location designated by the Engineer, upon completion of fine grading in the section involved. This work shall be included in the item of bituminous pavement.

SPRINKLER SYSTEMS

Sprinkler systems disturbed during construction shall be restored. This work will not be paid for separately, but it will be included in the work of bituminous pavement.

PUBLIC UTILITIES

The existing utilities listed below and shown on these plans represent the best information available as obtained on our survey and the information we received from the utility companies. This information does not relieve the Contractor of the responsibility to be satisfied as to its accuracy and the location of existing utilities.

Name of Owner	Kind of Utility
Ameritech (M.B.T.) 4000 Allen Road, Room 101 Allen Park, Michigan 48101 Attn: Ms. Maria McGuffi (313) 389-9872	Telephone
Detroit Edison Company Wayne-Morroe Division 8001 Hoggerly Road South Belleville, Michigan 489111 Attn: Mr. Leon Burke (313) 237-9556	Electric
Michigan Consolidated Gas Company 500 Griswold Detroit, Michigan 48226 Attn: Mr. Angel V. Pagan (313) 577-7176	Gas
Wayne County Department of Public Services 415 Clifford Detroit, Michigan 48226 Attn: Mr. Less L. Simonovits (313) 224-7695	Storm Sewer
Tucker, Young, Jackson, Tull, Inc. 565 E. Larned, Suite 300 Detroit, Michigan 48226 Attn: Mr. Mike Lawicki (313) 963-0612*	Water and Sanitary Sewer (City of Ecorse)

SHEET NO.

- 4
- 2
- 3
- 4
- 5
- 6
- CP-6
- CS-1

5.0 PAVEMENT AND SUBGRADE

5.1 Pavement Removal

When finished concrete or concrete base courses, the concrete shall be