

**Village of Lexington  
Public Hearing and  
Planning Commission Special Meeting  
7227 Huron Avenue, Lexington MI  
Wednesday, June 29, 2022  
7 PM**

**Call to Order Public Hearing:** Mike Ziegler

The purpose of the public hearing is to take comments on the request to amend the zoning map by rezoning Jeff's Marketplace from the Central Business District (CBD) to Corridor Mixed Use District (C-MU)

**Public Comment (3-minute limit)**

**Close the Public Hearing:** Mike Ziegler

**Call to Order Special Meeting:** Mike Ziegler

**Roll Call:** Vicki Scott

Members: Ziegler    Stencil    McCombs    Fulton    Kaatz  
                 Picot    Macksey    Morris    Huepenbecker

**Public Comment:** (3-minute limit)

**Business**

1. Review the request to amend the zoning map by rezoning Jeff's Marketplace from the Central Business District (CBD) to Corridor Mixed Use (C-MU) and make a recommendation to Council.

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**Public Comment** (3-minute limit)

**Adjournment**

Village of Lexington

Sanilac County, Michigan

Rezoning Application

Permit # 22-25

<b>Applicant</b>	Date Filed: <u>1/14/2021</u>
Name(s): <u>D. Jeffrey Duracko</u>	Property Tax I.D. # <u>152-300-000-025-01</u>
Address: <u>5453 MAIN STREET</u>	Current Zoning Designation: <u>CBD</u>
Post Office: <u>P.O. Box 178</u>	Current Use: <u>Grocery Store</u>
Day Phone: <u>810 359-5180</u>	Proposed Zoning Designation: <u>CMU</u>
Evening Phone/Cell: <u>810 404 3465</u>	Proposed Use: <u>SAME</u>

1. Name, address and phone number of every person, firm or corporation having interest in the land:

D. Jeffrey Duracko  
5823 Lakashore Rd  
Lexington, MI 48430

2. Legal Description and Street Address: Attach a copy of the most recent deed, land contract, purchase agreement and/or the last tax bill.

3. Site Plan: Attach to each copy of this application a drawing of the dimensions and placement of the land, open spaces and structures involved. Include the existing zoning classification of all abutting land within 300', and all public and private right-of-ways and easements bounding and intersecting the property.

4. Current Property Use: Describe, in detail, the use of the land at issue for which the rezoning is sought:

Retail Grocery Store

5. Prospective Use: Describe, if decided, the perspective use of the property seeking the rezoning. Attach a copy of the zoning requirements of the prospective zoning designation (All uses permitted by right as well as conditional uses).

SAME USE FOR PROPERTY FOR THE LAST 35 YEARS  
Retail Grocery Store

\*Further inquiries may be directed to the applicant upon review of the application and documents attached.

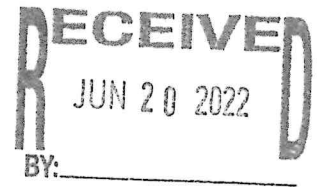
[Signature]  
 Applicant(s) Signature

To be completed by Village Staff:

Application received by Village: \_\_\_\_\_ By: \_\_\_\_\_  
 Fee of \$ \_\_\_\_\_ Received on: \_\_\_\_\_  
 Hearing scheduled for: \_\_\_\_\_ Newspaper Posting on: \_\_\_\_\_  
 Notice to abutting resident properties mailed on: \_\_\_\_\_  
 Planning Commission recommendation made on: \_\_\_\_\_  
 Village Council action on: \_\_\_\_\_  
 Amending Ordinance published on: \_\_\_\_\_

11683

June 17, 2022



Dear Ms. Sutton and Planning Commission members.

We are responding to the notice of application for a Property Rezone for parcel # 152-300-000-025-01 from the Central Business District to the Corridor Mixed-Use District with written comment due to a previous committment on June 29, 2022.

Our concern with the change of zoning districts for this parcel is that future development, which may be allowed on this parcel in the Corridor Mixed Use District, may exacerbate the existing storm water runoff issue.

We are concerned about this parcel's recent storm water management which currently includes re-directing stormwater of dubious quality from impermeable surfaces forward, through the alley, and onto the sidewalks and drains along Simon Street. This unfortunately creates a slippery Village sidewalk hazard of wet silt during warm weather and accmulated ice in the winter, as well as the potential for flooding in front of our house.

The Village of Lexington Ordinance stipulates in sec 6.11 Storm Water Management #4.

" Alterations of natural drainage patterns shall not create flooding or water pollution for adjacent or down stream property owners."

In addition #5 states "Discharge of runoff from any site which may contain oil, grease, toxic chemicals or other polluting materials is prohibited..."

Furthermore, sec. 6.11.2 On-Site Storm water Detention states "For the purpose of controlling drainage to off-site properties which are developed under this zoning ordinance, whether new or improved shall provide for on-site detention storage of storm water in accordance with the current Michigan Department of Environmental Quality standards."

As we are a downstream property owner this discharge pattern impacts us in a negative way. We are concerned about hazards to pedestrians on the sidewalk, keeping our property reasonably dry as well as protecting a precious Great Lakes' resource.

We believe this rezoning request provides the perfect opportunity for the Village to enforce its zoning ordinance by requiring that the parcel owner meet the above storm water management requirement prior to any approval of a zoning change. In this way an infrastructure problem of long duration might be solved and local residents and visitors protected.

Thank you for your attention,

*Scott Eisele*  
Scott and Brenda Eisele

7288 Simon Street

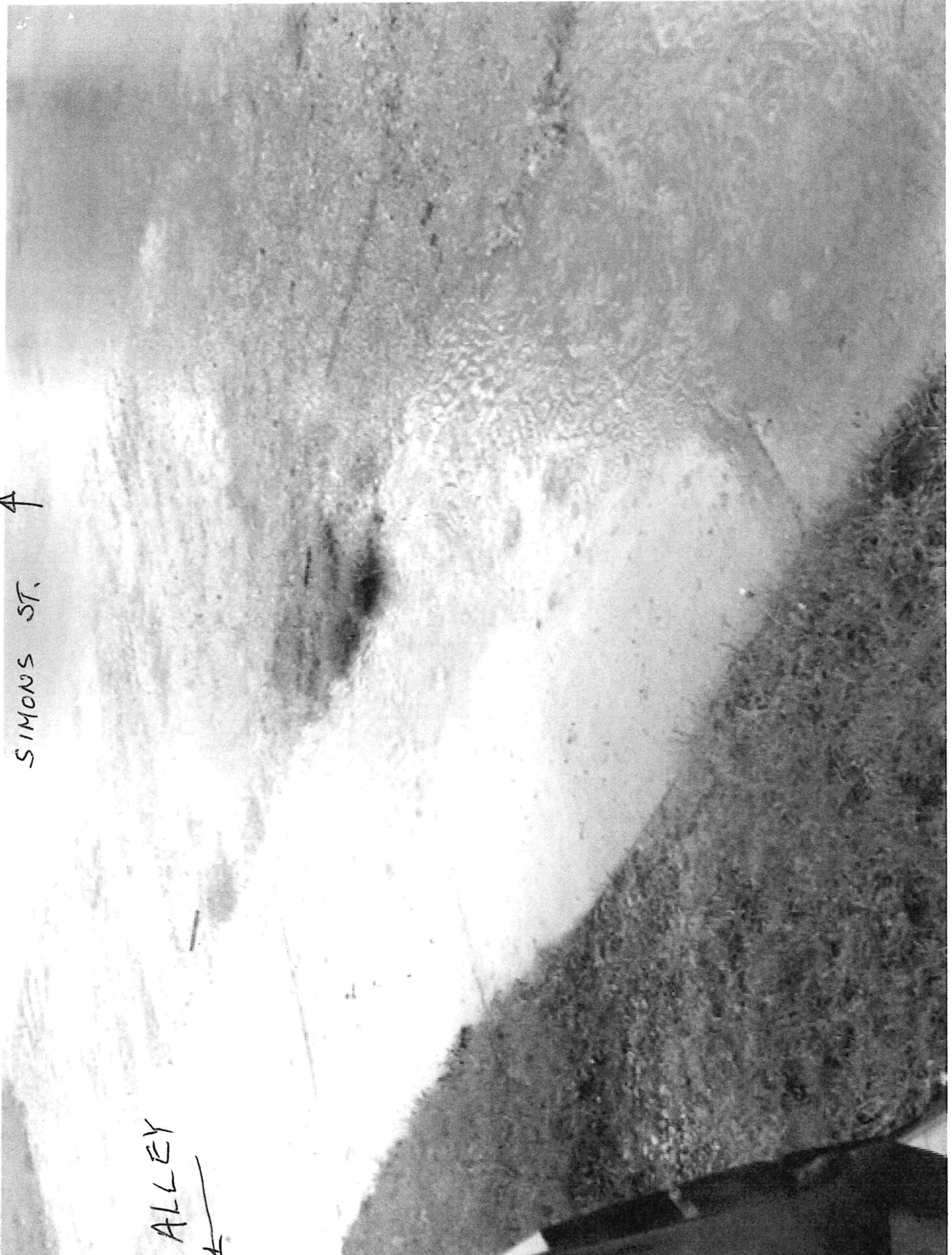
Lexington, MI

A handwritten signature in black ink that reads "Scott Eisele".



SIMONS ST. ↑

ALLEY ←





**SEC. 3.9 VIOLATIONS & PENALTIES**

Uses of land, buildings, or structures, including tents and mobile homes, erected, altered, razed, or converted in violation of this Ordinance are hereby declared to be nuisances per se. The court shall order such nuisance abated and the owner and/or agent in charge of such dwelling, building, structure, tent, mobile home, or land shall be adjudged guilty of maintaining a nuisance per se. Anyone violating any of the provisions of this Ordinance shall upon conviction thereof be subject to a fine of not more than "as per Council Resolution" and the costs of prosecution thereof, by imprisonment in the County Jail for a period not to exceed thirty (30) days, or both. Each day that a violation is permitted to exist from the time of formal citation by the Village shall constitute a separate offense. The imposition of any sentence shall not exempt the offender from compliance with the requirements of this Ordinance.

**SEC. 3.10 AMENDMENTS**

**3.10.1. Initiation of Amendment.**

The Village Council may, from time to time, amend this Ordinance by changing or supplementing the district map, the districts on said map or the boundaries of such districts, district regulations or other provisions of this Ordinance. An amendment may be initiated by the Village Council, by an interested person(s) or their agent(s), or by the Planning Commission, and when requested by an interested party shall be accompanied by a fee in an amount established by resolution of the Village Council.

**3.10.2. Amendment Review Procedure.**

The amendment and application materials shall be prepared in accordance with the provisions of this Section, and shall be reviewed in accordance with the following procedure. Amendments or application materials that do not meet the stipulated requirements shall be considered incomplete and shall not be eligible for consideration by the Planning Commission

1. **Technical Review.** Prior to Planning Commission consideration, the proposed amendment and application materials shall be distributed to appropriate Village staff and applicable outside agencies and designated Village consultants for review.
2. **Public Hearing.** A public hearing shall be held for all proposed amendments in accordance with the procedures set forth in Michigan Public Act 110 of 2006, as amended.
3. **Planning Commission Consideration.** Subsequent to the hearing, the Planning Commission shall review the proposed amendment, together with any reports and recommendations from staff, consultants, other reviewing agencies and any public comments. The Planning Commission shall identify and evaluate all factors relevant to the petition, including the appropriate criteria listed in this Section, and shall report its findings and recommendation to the Village Council.
4. **Village Council Action.** Upon receipt of the report and recommendation from the Planning Commission, the Village Council shall consider the proposed amendment. If determined to be necessary, the Village Council may refer the amendment back to the Planning Commission for further consideration. In the case of an amendment to the official Zoning Map, the Village Council shall approve or deny the amendment, based upon its consideration of the criteria contained herein this Section.



**3.10.3. Re-application.**

Whenever an application for an amendment to this Ordinance has been denied by the Village Council, a new application for the same amendment shall not be accepted by the Planning Commission for consideration for a period of three hundred sixty five (365) days, unless, upon recommendation by the Zoning Administrator, the Planning Commission determines that one or more of the following conditions has been met:

1. There is a substantial change in circumstances relevant to the issues or facts considered during review of the application that might reasonably affect the decision-making body’s application of the relevant review standards to the development proposed in the application.
2. New or additional information is available that was not available at the time of the review that might reasonably affect the decision-making body’s application of the relevant review standards to the development proposed.
3. The new application is materially different from the prior application.

**3.10.4. Criteria for Amendment of Zoning District Map.**

In considering any petition for an amendment to the official zoning districts map, the Planning Commission and Village Council shall consider the following criteria in making its findings, recommendations, and decision:

1. Consistency with the goals, policies and objectives of the Village Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.
2. Compatibility of the site’s physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.
3. Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) or more of the uses permitted under the current zoning.
4. Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
5. The capacity of Village’s utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety and welfare of the Village.
6. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
7. The apparent demand for the types of uses permitted in the requested zoning district in the Village in relation to the amount of land in the Village currently zoned to accommodate the demand.
8. Where a rezoning is reasonable given the above criteria, a determination shall be made that the requested zoning district is more appropriate than another district or amending the list of permitted or special land uses within a district.



**3.10.5. Protests.**

Upon presentation of a protest petition meeting the requirements of this subsection, an amendment to the zoning ordinance which is the object of the petition shall be passed only by a two-thirds (2/3) vote of the Village Council. The protest petition shall be presented to the Village Council before final council action on the amendment, and shall meet signatory requirements of the following subparagraphs (1) or (2):

1. The owners of at least twenty (20) percent of the area of land included in the proposed change.
2. The owners of at least twenty (20) percent of the area of land included within an area extending outward one hundred (100) feet from any point on the boundary of the land in the proposed change.

For the purposes of the subsection, publicly-owned land shall be excluded in calculating the twenty (20) percent land area requirement.

**SEC. 3.11 CONDITIONAL REZONING**

**3.11.1. Intent.**

It is recognized that there are certain instances where it would be in the best interests of the Village, as well as advantageous to property owners seeking a change in zoning boundaries, if certain conditions could be proposed by property owners as part of a request for a rezoning. It is the intent of this Section to provide a process consistent with the provisions of Section 405 of the Zoning Enabling Act, Public Act 110 of 2006, as amended, by which an owner seeking a rezoning may voluntarily propose conditions regarding the use and/or development of land as part of the rezoning request.

**3.11.2. Application and Offer of Conditions.**

1. An owner of land may voluntarily offer in writing conditions relating to the use and/or development of land for which a rezoning is requested. This offer may be made either at the time the application for rezoning is filed or may be made at a later time during the rezoning process.
2. The required application and process for considering a rezoning request with conditions shall be the same as that for considering rezoning requests made without any offer of conditions, except as modified by the requirements of this Section.
3. The owner's offer of conditions may not purport to authorize uses or developments not permitted in the requested new zoning district.
4. The owner's offer of conditions shall bear a reasonable and rational relationship to the property for which rezoning is requested.
5. Any use or development proposed as part of an offer of conditions that would require a special land use permit under the terms of this Ordinance may only be commenced if a special land use permit for such use or development is ultimately granted in accordance with the provisions of this Ordinance.
6. Any use or development proposed as part of an offer of conditions that would require a variance under the terms of this Ordinance may only be commenced if a variance for such use or development is ultimately granted by the Zoning Board of Appeals in accordance with the provisions of this Ordinance.



7. Any use or development proposed as part of an offer of conditions that would require site plan approval under the terms of this Ordinance may only be commenced if site plan approval for such use or development is ultimately granted in accordance with the provisions of this Ordinance.
8. The offer of conditions may be amended during the process of rezoning consideration provided that any amended or additional conditions are entered voluntarily by the owner. An owner may withdraw all or part of its offer of conditions any time prior to final rezoning action of the Village Council provided that, if such withdrawal occurs subsequent to the Planning Commission’s public hearing on the original rezoning request, then the rezoning application shall be referred to the Planning Commission for a new public hearing with appropriate notice and a new recommendation.

**3.11.3. Planning Commission Review.**

The Planning Commission, after public hearing and consideration of the standards for approval set forth in Section 3.11.5, may recommend approval, approval with recommended changes or denial of the rezoning; provided, however, that any recommended changes to the offer of conditions are acceptable to and thereafter offered by the owner.

**3.11.4. Village Council Review.**

After receipt of the Planning Commission’s recommendation, the Village Council shall deliberate upon the requested rezoning and may approve or deny the conditional rezoning request. The Village Council’s deliberations shall include, but not be limited to, a consideration of the standards for approval set forth in Section 3.11.5. Should the Village Council consider amendments to the proposed conditional rezoning advisable and if such contemplated amendments to the offer of conditions are acceptable to and thereafter offered by the owner, then the Village Council shall, in accordance with the Michigan Zoning Enabling Act, refer such amendments to the Planning Commission for a report thereon within a time specified by the Village Council and proceed thereafter in accordance with said statute to deny or approve the conditional rezoning with or without amendments.

**3.11.5. Criteria.**

In reviewing an application for the rezoning or land where there is an offer of conditions, the Planning Commission and Village Council shall consider the criteria outlined in Section 3.10.4 of this Ordinance.

**3.11.6. Approval.**

1. If the Village Council finds the rezoning request and offer of conditions acceptable, the offered conditions shall be incorporated into a formal written Statement of Conditions acceptable to the owner and conforming in form to the provisions of this Section. The Statement of Conditions shall be incorporated by attachment or otherwise as an inseparable part of the ordinance adopted by the Village Council to accomplish the requested rezoning.
2. The Statement of Conditions shall:
  - a. Be in a form recordable with the Register of Deeds of the County in which the subject land is located or, in the alternative, be accompanied by a recordable Affidavit or Memorandum prepared and signed by the owner giving notice of the Statement of Conditions in a manner acceptable to the Village Council.
  - b. Contain a legal description of the land to which it pertains.
  - c. Contain a statement acknowledging that the Statement of Conditions runs with the land and is binding upon successor owners of the land.





- d. Incorporate by attachment or reference any diagram, plans or other documents submitted or approved by the owner that are necessary to illustrate the implementation of the Statement of Conditions. If any such documents are incorporated by reference, the reference shall specify where the document may be examined.
  - e. Contain a statement acknowledging that the Statement of Conditions or an Affidavit or Memorandum giving notice thereof shall be recorded with the Register of Deeds of Sanilac County by the owner with a copy of the recorded document provided to the Village within forty-five (45) days of its recording.
  - f. Contain the notarized signatures of all of the owners of the subject land preceded by a statement attesting to the fact that they voluntarily offer and consent to the provisions contained within the Statement of Conditions.
3. Upon the rezoning taking effect, the Zoning Map shall be amended to reflect the new zoning classification along with a designation that the land was rezoned with a Statement of Conditions. The Village Clerk shall maintain a listing of all lands rezoned with a Statement of Conditions.
  4. The approved Statement of Conditions or an Affidavit or Memorandum giving notice thereof shall be filed by the owner with the Register of Deeds of Sanilac County. The owner shall provide a copy of the recorded document to the Village within forty-five (45) days of the date of its recording. The Village Council shall have authority to waive this requirement if it determines that, given the nature of the conditions and/or the time frame within which the conditions are to be satisfied, the recording of such a document would be of no material benefit to the Village or to any subsequent owner of the land.
  5. Upon the rezoning taking effect, the use of the land so rezoned shall conform thereafter to all of the requirements regulating use and development within the new zoning district as modified by any more restrictive provisions contained in the Statement of Conditions.

**3.11.7. Compliance with Conditions.**

1. Any person who establishes a development or commences a use upon land that has been rezoned with conditions shall continuously operate and maintain the development or use in compliance with all of the conditions set forth in the Statement of Conditions. Any failure to comply with a condition contained within the Statement of Conditions shall constitute a violation of this Zoning Ordinance and be punishable accordingly. Additionally, any such violation shall be deemed a nuisance per se and subject to judicial abatement as provided by law.
2. No permit or approval shall be granted under this Ordinance for any use or development that is contrary to an applicable Statement of Conditions.



**SEC. 4.8 MIXED USE & CENTRAL BUSINESS DISTRICTS (C-MU, G-MU AND CBD)**

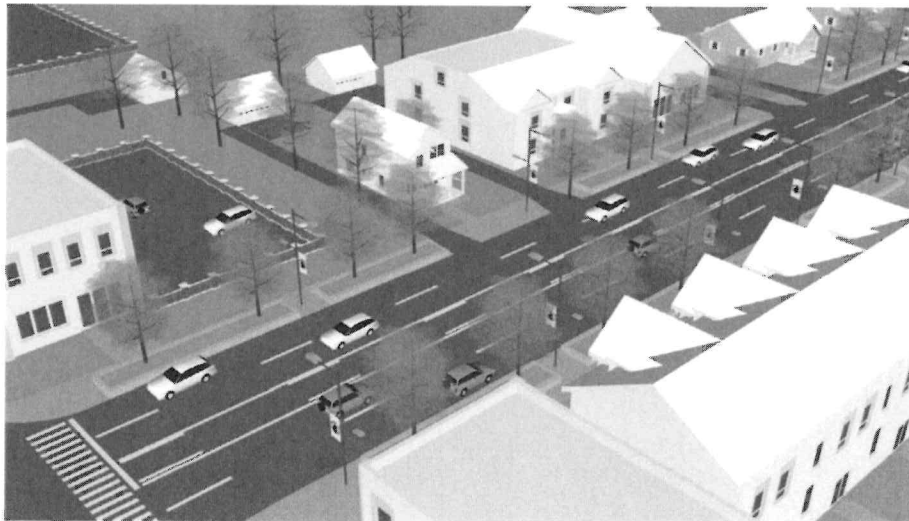
**4.8.1 Intent: C-MU, Corridor Mixed Use District.**

The intent of the C-MU, Corridor Mixed Use district is to accommodate a flexible variety of uses and scales; preserve historic detached houses; integrate context-sensitive mixed residential, retail, office, and service uses; and serve as a transition from the denser downtown to nearby established residential neighborhoods. Uses intended within this District may include small-scale pedestrian oriented retail, specialty grocery, personal services, business services, financial institutions, sit-down family restaurants, and medical clinics.



**4.8.2 Intent: G-MU, Gateway Mixed Use District.**

The intent of the Gateway Mixed Use district is to accommodate a flexible variety of uses and scales; preserve historic detached houses; integrate context-sensitive mixed residential, office, and service uses; and serve as a transition from the denser downtown to nearby established residential neighborhoods. More restrictive than the C-MU District, the Gateway Mixed Use would support a mixture of residential use along with limited non-residential use designed to conform to the historic residential scale and character.



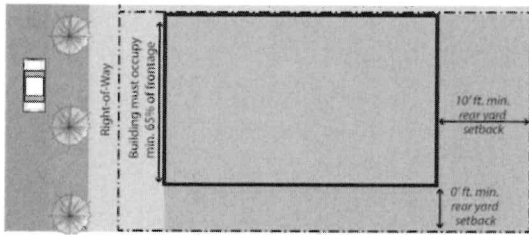
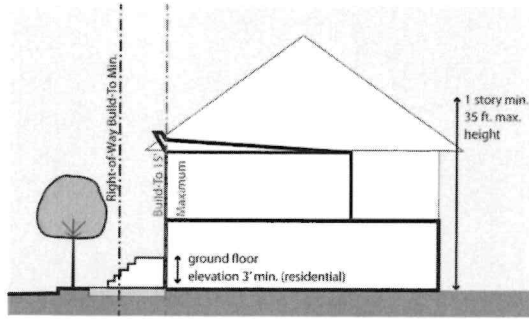
Category/Uses Allowed	C-MU District	G-MU District	CBD	Add'l Req'ts
<b>RETAIL USES</b>				
Florist shops	P		P	
Office, showroom or workshop of an artist, craftsman, carpenter and similar creative services requiring a retail adjunct	P		P	
Outdoor display of products or materials for retail sale or rental when accessory to a principal permitted use	P		P	<a href="#">Sec. 5.18</a>
Retail sales	P		P	
<b>FOOD &amp; DRINK ESTABLISHMENTS</b>				
Bar/lounge, including brewpubs, serving beverages and/or providing entertainment	SLU		SLU	
Fast food restaurants, excluding drive-in and drive-through restaurants	SLU		SLU	
Food services including grocery, meat market, bakery, restaurant, delicatessen and fruit market, and similar self-service units but not including any business of a drive-in type	P		P	
Micro-breweries, small wineries and small distilleries, provided the brewing, wine-making and distilling area is less than 2,500 square feet	SLU		SLU	<a href="#">Sec. 5.26</a>
Sidewalk cafes	P		P	<a href="#">Sec. 5.19</a>
Sit down or carry out restaurants, excluding drive-in or drive-through restaurants	P		P	
<b>LODGING USES</b>				
Bed and breakfast establishments	SLU	SLU	P	<a href="#">Sec. 5.20</a>
Lodging facilities	SLU		SLU	
<b>INDUSTRIAL USES</b>				
Contractor's establishments, provided all products, material, and equipment are stored within an enclosed building	SLU			<a href="#">Sec. 5.16</a>
Entrepreneurial and business incubator spaces	P		P	

Accessory uses, buildings or structures incidental to the permitted or special land uses are also allowed and regulated by Section 5.4.

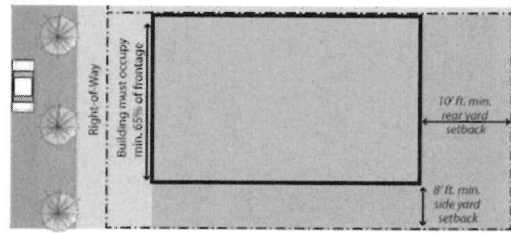
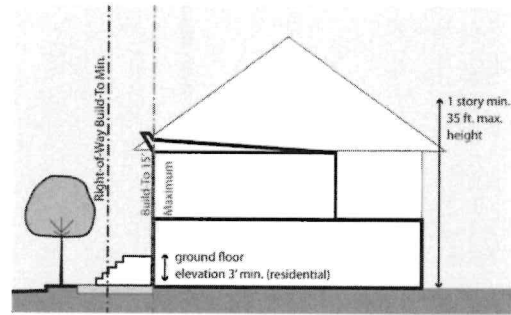
**4.8.5 C-MU and G-MU Siting and Building Requirements.**



**C-MU**



**G-MU**



**Height**

<b>Minimum</b>	1 story / 24 feet
<b>Maximum</b>	2 stories / 35 feet
<b>Ground Floor Elevation – Residential Units (min.)</b>	3 feet

**Siting**

Element	C-MU District	G-MU District
Build-To/Dooryard	15 feet	15 feet
Frontage Build-To (min.)	65%	65%
Side Setbacks (min.)	0 feet	8 feet
Rear Setback (min.)	10 feet	10 feet
Parking Setback (min.)	15 feet	15 feet
Adjacent single-family residential setback (side and rear)	25 feet	25 feet

**Architectural Elements**

<b>Ground Floor Fenestration</b>	25 to 90%
<b>Upper Story Fenestration</b>	25 to 70%



3. **Places of Assembly.** In stadiums, sports arenas, churches and other places of assembly in which those in attendance occupy benches, pews, or other similar seating facilities, each twenty-four (24) inches of such shall be counted as one (1) seat. In cases where a place of assembly has both fixed seats and open assembly area, requirements shall be computed separately for each type and added together.
4. **Fractional Requirements.** When units or measurements determining number of required parking spaces result in requirement of a fractional space, any fraction shall require one (1) parking space.

**9.2.6. Location of Parking.**

1. **One- and Two-Family Dwellings.** The off-street parking facilities required for one- and two-family dwellings shall be located on the same lot or plot of ground as the building they are intended to serve, but shall not be considered a parking lot under the provisions of this Article. Existing non-conforming driveways within the five (5) foot setback maybe paved, repaved, asphalt, or re-asphalted.
2. **Multiple-Family Residential.** The off-street parking facilities for multiple-family dwellings shall be located on the same lot or plot of ground as the dwellings they are intended to serve, and shall consist of a parking lot as set forth in this Article. In no event shall any parking space be located nearer than ten (10) feet to any main building.
3. **Other Land Uses.** The off-street parking facilities required for all other uses shall be located on the lot or within three hundred (300) feet of the permitted uses requiring such off-street parking, such distance to be measured along lines of public access to the property between the nearest point of the parking facility to the building to be served.
4. **Restriction on Parking on Private Property.** It shall be unlawful for any person, firm, or corporation to park any motor vehicle on any private property without the authorization of the owner or agent of such property.

**SEC. 9.3 OFF-STREET PARKING REQUIREMENTS**

9.3.1. The amount of required off-street parking spaces for new uses or buildings, and additions to existing buildings shall be determined in accordance with the Schedule set forth in Section 9.4. Parking requirements listed in Section 9.4 shall not include off-street stacking spaces for drive-through facilities set forth in Section 9.7.

**9.3.2. Similar Uses and Requirements.**

When a use is not specifically mentioned, the requirements of off-street parking for a similar use shall apply.

**9.3.3. Collective Provisions.**

Nothing in this Section shall be construed to prevent collective provisions of off-street parking facilities for two (2) or more buildings or uses, provided:

1. Such facilities collectively shall not be less than the sum of the requirements for the various individual uses computed separately in accordance with Section 9.4 of this Article. However, the planning commission may reduce the total number of spaces by up to twenty-five (25) percent upon a determination that the peak space requirements for the individual uses occur at distinctly different times.
2. Each use served by collective off-street parking shall have direct access to the parking without crossing any public rights-of-way.



3. Written easements which provide for continued use and maintenance of the parking shall be submitted to the City for approval.

**9.3.4. Parking Exemption.**

As of the effective date of this Ordinance, buildings and uses located within the CBD - Central Business District shall be exempt from providing off-street parking. However, in no case should a building or use be expanded to remove off-street parking established before the effective date of this Ordinance.

**9.3.5. Flexibility in Application.**

The Village recognizes that, due to the specific requirements of any given development, inflexible application of the parking standards set forth in [Section 9.4](#) may result in development with inadequate parking or parking far in excess of that which is needed. The former situation may lead to traffic congestion or unauthorized parking on adjacent streets or neighboring sites. The latter situation may result in excessive paving and storm water runoff and a waste of space which could be left as open space.

The Planning Commission may permit deviations from the requirements of [Section 9.4](#) and may require more or allow less parking whenever it finds that such deviations are more likely to provide a sufficient number of parking spaces to accommodate the specific characteristics of the use in question.

The Planning Commission may attach conditions to the approval of a deviation from the requirement of [Section 9.4](#) that bind such approval to the specific use in question. Where a deviation results in a reduction of parking, the Planning Commission may further impose conditions which ensure that adequate reserve area is set aside for future parking, as needed.

The Planning Commission, may allow deviations from the hard durable surface lot requirement for seasonal or auxiliary lots. The recommended surface shall be suitable for the given parking area in question.

The Planning Commission may allow deviations from the hard durable surface lot requirement to permit durable alternative materials, such as pervious concrete or permeable pavers, for the purpose of improved stormwater filtration.

**SEC. 9.4 TABLE OF OFF-STREET PARKING REQUIREMENTS**

The amount of required off-street parking space for new uses or buildings, and additions to existing buildings shall be determined in accordance with the following table:





### 9.4.1. Required Number of Parking Spaces.

Use	Per Each Unit of Measure as Follows
<b>Residential Uses</b>	
Single- or Two-Family Dwelling	2 per each dwelling unit
Multiple-Family Dwelling	2 per each dwelling, plus 1 per each ten (10) dwelling units
Senior Citizen Housing and Senior Assisted Living	1 per each dwelling unit, plus 1 per each ten (10) dwelling units, plus 1 per each employee
<b>Institutional Uses</b>	
Churches	1 per each eight (8) seats based on maximum seating capacity in the main place of assembly therein
Private Clubs & Lodges	1 per each three (3) individual members allowed within the maximum occupancy load as established by fire and/or building codes
Hospitals	1 per each four (4) beds, plus 1 per staff doctor, plus 1 per each employee at peak shift
Convalescent Homes, Homes for the Aged, Children's Homes	1 per each five (5) beds, plus 1 per each staff doctor, plus 1 per each employee at peak shift
High Schools, Trade Schools, Colleges & Universities	1 per each teacher, plus 1 per each twenty-five (10) students, plus 1 per each employee
Elementary & Middle Schools	1 per each teacher, plus 1 per each twenty-five (25) students, plus 1 per each employee
Child Care Center, or Nursery Schools	1 per each five (5) students, plus 1 per each employee
Day Care Homes	1 per each employee and/or caregiver
Stadiums, Sports Arenas, and Auditoriums	1 per each four (4) seats based on maximum seating capacity
Libraries & Museums	1 per each 500 sq. ft. of floor area
<b>General Commercial Uses</b>	
Retail Stores, except as otherwise specified herein	1 per each 300 sq. ft. of floor area
Supermarkets, drugstores, and other self-serve retail establishments	1 per 200 sq. ft. of floor area
Convenience Stores and Video Stores	1 per 100 sq. ft. of floor area

