

**Vienna Charter Township
Zoning Checklist
Great Lakes Region Disposal, 6401 W Vienna Rd
Site Plan Date 9/30/22**

Site Plan Zoning Compliance District Requirements
What is the use: Outdoor storage and warehousing
Is use permitted in the district it is located in: C-2 By Right <input type="checkbox"/> By SUP <input checked="" type="checkbox"/>

District Dimensional Requirements (Section 1800)		
<i>District Requirement</i>	<i>Ordinance Standard</i>	<i>Proposed Site Plan</i>
Minimum Lot Area (sq. ft.)	-	217,800 sq ft
Minimum Lot Width (ft.)	-	165'
Minimum Setbacks – Front (N)	60'	200'
- Sides (E)	60'	115'
- Sides (W)	60'	14' (some existing)
- Rear (S)	60'	930'
Minimum Floor Area	-	4,000 sq ft
Maximum Building Height (ft and stories)	80 feet	16 feet to eave
Maximum Lot Coverage (%)	-	2.66%
Are there any required conditions for this district?	Section 1215 Required Conditions <ol style="list-style-type: none"> 1. Principal uses permitted in section 1205 shall be subject to the review and approval of the site plan by the planning commission pursuant to section 2810, site plan review. 2. Loading and unloading space shall be provided as set forth in section 1910. 	

General Provisions				
Requirements	Does Site Plan Meet Requirements			
	Yes	No	N/A	Comment
Section 2010 Accessory Buildings and Structures - Will the proposed use comply with the standards for accessory buildings and structures?			X	Does not appear to be proposing an accessory building.
Section 2015 Storage of Recreational Equipment or Trailers - Will the proposed use comply with the standards for recreational equipment and trailers?			X	Subject parcel is not a residentially zoned parcel.

General Provisions				
Requirements	Does Site Plan Meet Requirements			
	Yes	No	N/A	Comment
Section 2020 Access Management – Will the proposed use comply with the standards for access management?	X			See sheet A1.0 for access to and from the subject property.
Section 2025 Corner Clearance – Will the proposed use comply with the standards for corner clearance?	X			No obstructions are located in the corner clearance triangular area.
Section 2035 Exterior Lighting – Will the proposed use comply with the standards for exterior lighting?			?	No lighting plan was submitted.
Section 2040 Screening of Rooftop Equipment – Will the proposed use comply with the standards for rooftop equipment screening?			X	No proposed rooftop equipment.
Section 2045 Waste Receptacles – Will the proposed use comply with the standards for waste receptacles?	X			See sheet A1.0 for trash receptacle details.
Section 2050 Landscaping – Will the proposed use comply with the landscaping standards?	?			No landscaping plan was submitted. Applicant proposed to clear wooded area for new gravel paving.
Section 2055 Obscuring Walls and Landscaped Berms – Does the proposed use require an obscuring wall or landscaped berm? If so, does it comply with the requirements?	?			An obscuring wall or landscaped berm of 4.5 to 6 feet is required on both sides and rear yard of the subject property since it abuts residential districts.
2060 Fences – Does the proposed use meet the fence requirements?	x			A permit shall be required prior to the construction of any fence, regardless of size.
2065 Flood Hazard Areas – Is the proposed use in a flood zone?	X			The subject parcel is not located within a flood zone.

Parking and Loading Space Requirements (Article 19)		
	<i>Required</i>	<i>Provided</i>
Parking Spaces	Offices – one for each 200 sq ft of usable floor area $600 \text{ sqft} / 200 \text{ sqft} = 3 \text{ spaces}$ And Warehousing – five plus one for every one employee in the largest working shift or one for every 1,700 sq ft of usable floor area, whichever is greater. *Need number of employees on largest shift* $5 + (1 \text{ per employee } ??) = ?? \text{ spaces}$ $5200 \text{ sq ft} / 1700 \text{ sq ft} = 3 \text{ spaces}$	6
Loading Spaces	$10 \times 30 \text{ feet} = 300 \text{ sqft}$ One space	Not identified.

Off Street Parking and Loading Requirements (Article 19)				
Requirements	Does Site Plan Meet Requirements			
	Yes	No	N/A	Comment
1900 Off Street Parking Requirements – Does the proposed parking comply with the general parking requirements?	?			See Sheet A1.0.

1905 Parking Space Layout – Does the proposed parking comply with the parking requirements for layout, standards, construction and maintenance?		X		See Sheet A1.0. c. existing driveway within 25 ft no proposed changes to existing location. The proposed maneuvering and storage area is gravel.
1910 Off Street Loading and Unloading – Does the application meet the off-street loading and unloading requirements?		?		No loading area was identified in the submitted site plans, applicant to confirm loading space location and dimensions.

Special Land Use (Article 22)				
Requirements	Does Site Plan Meet Requirements			
	Yes	No	N/A	Comment
30. Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies, subject to the following conditions:	?			See below.
a. Such use shall be enclosed within a building or within an obscuring wall, fence or berm on those sides abutting all residential or business districts, and any yard abutting a public street.	X			Applicant proposed fencing along all sides of the proposed outdoor gravel area. See sheet A1.0.
b. The extent of such wall, fence or berm may be determined by the planning commission on the basis of use.	?			Extent of such wall, fence or berm may be determined by the planning commission on the basis of use.
c. Such wall, fence or berm shall not be less than six feet in height, and may, depending on land usage, be required to be eight feet in height. A chain link type fence, with heavy evergreen shrubbery inside of said fence, may be considered to be an alternative to a wall or berm.	?			The applicant has proposed a six-foot chain link fence.

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