



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, July 15, 2026 – 7:00 p.m.
City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/85305069833>

Webinar ID: 853 0506 9833

Passcode:394490

1. CALL TO ORDER

- a. Roll Call

2. CITIZENS COMMENTS

This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

3. APPROVAL OF THE MINUTES

- a. Approval of the May 13, 2026 meeting minutes

4. APPROVAL OF THE AGENDA

5. COMMISSION COMMENTS

6. PUBLIC HEARINGS

- a. Amendment to Zoning Ordinance Secs. 78-21, 78-191
- b. Amendment to Zoning Ordinance Secs. 78-21, 78-203, 78-206-209, 78-336

7. OLD BUSINESS

- a. Sub-Committee Assignment Check-in

8. NEW BUSINESS

9. REPORTS AND CORRESPONDENCE

10. ADJOURNMENT

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to clerk@plymouthmi.gov.

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

2026 Planning Commission Goals

1. Complete remaining quick zoning audit tasks
2. Explore residential compatibility ordinance



**Plymouth Planning Commission
Regular Meeting Minutes
Wednesday, June 10, 2026 - 7:00 p.m.
Plymouth City Hall 201 S. Main**

City of Plymouth
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
734-453-1234

1. CALL TO ORDER

Chair Hollie Saraswat called the meeting to order at 7:00 p.m.

Present: Chair Saraswat, Vice Chair Kyle Medaugh, Commissioners Sidney Filippis, Don Webb, and Katie Rossie

Also present: Planning and Community Development Director Greta Bolhuis, Planning Consultant Sally Elmiger (online), and Community Development Coordinator Haley Hall

2. CITIZENS COMMENTS

None.

3. APPROVAL OF MEETING MINUTES

Filippis offered a motion, seconded by Medaugh, to approve the minutes of the May 13, 2026 meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

Medaugh offered a motion, seconded by Rossie, to approve the agenda for June 10, 2026.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. COMMISSION COMMENTS

Chair Saraswat stated that a contractor visiting her home remarked that the City of Plymouth is one of the easiest and nicest municipalities to work with and extended her appreciation to city staff.

6. PUBLIC HEARINGS

None.

7. OLD BUSINESS

a. Preliminary PUD Review of PUD26-01: 639 S. Mill, 166 E. Ann Arbor Trail

The applicants Luke Bonner, Matthew Walters, Mike Ferlito, Brody Brozowski, and Dave Root, presented updates to their proposed development on the former Lumber Mart site since their concept review. These changes included flipping the townhome location, softening the apartment building's exterior appearance, removing the train-viewing platform, and increasing the green belt in front of the building. They also

discussed screening options and pedestrian activity along Mill and are looking at sidewalk and crosswalk opportunities in collaboration with Wayne County.

The applicants also presented an alternative site plan that eliminates the townhomes in favor of additional parking and a publicly accessible park.

Jamie Cavanaugh, 1095 Roosevelt, spoke on behalf of YIMBY in support of the PUD and noted that a similar PUD at the same address was unanimously approved six years ago. She also commented that the proposed amount of parking may not be necessary, and that buildings closer to the street create a more inviting pedestrian environment.

The commission reviewed the nine PUD criteria set forth in the Zoning Ordinance. They discussed the maintenance of the proposed public park, as well as eliminating more parking in favor of open space. They also discussed changes to the design elements to give the building a more residential character.

Filippis offered a motion, seconded by Webb, to set a public hearing administratively upon receiving a revised site plan.

There was a roll call vote.

YES: Webb, Filippis, Rossie, Medaugh, and Chair Saraswat

MOTION PASSED UNANIMOUSLY

b. Amendment to Zoning Ordinance Secs. 78-21 and 78-191

Planning Director Bolhuis summarized the proposed amendment to multi-family density regulations, requested by a prospective property owner at 195 S. Mill. The current ordinance calculates density based on number and type of rooms, while the proposal would use dwelling units per net acre consistent with the Master Plan (18 units/acre for RM-1, 27 units/acre for RM-2). Staff produced maps that portrayed the number of allowable rooms in multifamily parcels and a table that displayed the possible number of one-, two-, and three-bedroom units, in addition to maps that illustrated the range of allowable units under the proposed language and the existing unit counts based on city records.

Commissioners discussed the current ordinance and the proposed ordinance changes and discussed how the proposed language does not affect the magnitude of density but modernizes the language. They also discussed the definition of net acre and proposed language on rounding conventions.

Filippis offered a motion, seconded by Webb, to set a public hearing for the July 15th meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

8. NEW BUSINESS

a. Amendment to Zoning Ordinance Secs. 78-21, 78-203, 78-206-209, 78-336

Director Bolhuis presented the amendment that the zoning audit subcommittee worked on, which aims to consolidate the fence ordinance and keep the majority of it in Chapter 18 in the general code of ordinances. They also revised the "Walls and Berms" section to clarify screening requirements between incompatible land uses, offering applicants four options for compliance: an obscuring wall, an obscuring berm, a screening fence, or a landscape strip. Corner clearance language was also standardized. Another change was making tree spacing consistent at 30 feet throughout.

The commission also discussed dumpster standards. The proposed standards address when a dumpster is required based on waste volume, permissible locations, setback and access requirements, enclosure construction on a concrete pad with bollards, screening on three sides with a wall compatible in material and color with the primary structure, flexibility of material in the openable gate section of dumpsters, prohibition on parking in front of enclosures, and a provision for dumpster sharing between businesses. They also proposed language that gives the option for the Planning Commission to waive or modify the requirements upon determining that the location screening or removable removal of refuse will be handled in an acceptable manner. The commission discussed requiring bollards at the interior rear wall of the enclosure as a protective measure.

Medaugh offered a motion, seconded by Filippis, to set a public hearing administratively for the Zoning Ordinance amendments.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

b. Sub-Committee Assignment Check-in

Due to not having all nine members present, the commission agreed to postpone the agenda item until the next meeting.

9. REPORTS AND CORRESPONDENCE

Director Bolhuis noted that she anticipates that the City Commission will be appointing a new member to the Planning Commission before their first meeting in July.

10. ADJOURNMENT

Filippis offered a motion, seconded by Medaugh, to adjourn the meeting at 8:39 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

City of Plymouth
Planning Commission Public Hearing Notice
201 S. Main Street Plymouth, Michigan 48170
Website: www.plymouthmi.gov Phone: (734) 453-1234 ext. 232

A regular meeting of the Planning Commission will be held on Wednesday, July 15, 2026 at 7:00 p.m. located at City Hall and online via Zoom to consider the following:

Amendment to Zoning Ordinance Secs. 78-21, 78-191
Amendment to Zoning Ordinance Secs. 78-21, 78-203, 78-206-209, 78-336

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Publish: Tuesday, June 30, 2026



CITY OF PLYMOUTH

www.plymouthmi.gov

201 S. Main
Plymouth, Michigan 48170

Phone 734-453-1234
Fax 734-455-1892

MEMORANDUM

To: Planning Commission
From: Greta Bolhuis, AICP, Planning and Community Development Director
Date: July 7, 2026
Re: Applicant Initiated Zoning Ordinance Amendments

BACKGROUND

The City of Plymouth was approached by the prospective purchaser of 195 S. Mill who is interested in amending the Zoning Ordinance in order to redevelop the property, which is zoned RM-1, Multi-Family Residential. This type of request is permitted in our fee schedule, and a similar type of request was recently pursued for text amendments for commercial kennels in the I-1, Light Industrial District and childcare facilities in ARC, Ann Arbor Road Corridor. The City's Zoning Audit and Master Plan documents both identify amendments are necessary to the multi-family zoning ordinances. Additionally, the MSHDA Grant Sub-Committee has been discussing this matter since mid-2025.

As you are aware, the number of multi-family units permitted in RM districts is regulated by footnote (c) in the Scheule of Regulations. The number of units is determined by a formula. The formula is total lot area in square feet divided by 1,300 or 900 equals the permitted number of rooms. This approach regulates the number of rooms, not the number of units. For example, a property may be permitted a total of 12 rooms which would allow 6 one-bedroom units or 3 three-bedroom units. That's half as many units for the same sized property. The intent of the ordinance amendment is to allow the maximum densities noted in the Master Plan: up to eighteen (18) units/acre for RM-1, and up to twenty-seven (27) dwelling units/acre for RM-2.

Staff drafted multiple maps to assist in the discussion of this topic and the Planning Commission considered this matter at the April, May, and June regular meetings. In June, a motion was approved to set a public hearing for the July 15, 2026 meeting. Staff published the updated ordinance language on the city's website.

The proposed amendments aim to clearly identify the minimum lot size and maximum number of units for multi-family developments. Additionally, the proposed amendment will align with the city's Master Plan.

PROPOSED AMENDMENTS

Section 78-21. – Definitions.

Apartment means a suite of rooms in a multiple-family building-dwelling arranged and intended for a place of residence of a single-family or a group of individuals living together as a single housekeeping unit.

Apartment, efficiency, is a dwelling unit consisting of not more than one room in addition to a kitchen and necessary sanitary facilities.

~~Apartment, one bedroom unit, is a dwelling unit containing a minimum floor area of at least 450 square feet, consisting of not more than three rooms in addition to a kitchen and necessary sanitary facilities.~~

~~Apartment, two bedroom unit, is a dwelling unit containing a minimum floor area of at least 600 square feet, consisting of not more than four rooms in addition to a kitchen and necessary sanitary facilities.~~

~~Apartment, three or more bedroom unit, is a dwelling unit wherein for each room in addition to the four rooms permitted in a two bedroom unit, there shall be provided an additional area of 150 square feet to the minimum floor area of 600 square feet.~~

~~Room means, for the purpose of determining lot area requirements and density in a multiple family district, a living room, dining room or bedroom, equal to minimum standards as required by the State of Michigan Building and Residential Codes. A room shall not include the area in kitchen, sanitary facilities, utility provisions, corridors, hallways and storage. Plans presented showing one, two or three bedroom units and including a den, library or other extra room shall count such extra room as a bedroom for the purpose of computing density.~~

~~Net acre means, for the purpose of determining density in a multi-family district, the total area of a zoning lot measured in acres exclusive of the public rights-of-way and/or private streets of either interior or bordering streets.~~

Section 78-191. – Notes to schedule.

~~(c) The total number of rooms in a multiple dwelling structure of two stories or less shall not be more than the area of the parcel, in square feet, divided by 1,300. The total number of rooms in a multiple dwelling of over two stories but not exceeding four stories shall not be more than the area of the parcel, in square feet, divided by 900. Not more than ten percent of the units on any given parcel may be of an efficiency apartment type. For the purpose of computing rooms, the following shall control:~~

Efficiency apartment unit	=	1 room
One bedroom unit	=	2 room
Two bedroom unit	=	3 rooms
Three bedroom unit	=	4 rooms
Four bedroom unit	=	5 rooms

~~Plans presented showing one, two, or three bedroom units and including a den, library, or other extra room shall count such extra rooms as a bedroom for the purpose of computing density.~~

~~The area used for computing density shall be the total site area exclusive of any dedicated public right of way of either interior or bordering streets.~~

~~Multiple-family dwellings that are two-stories tall or less are permitted at a density of up to eighteen (18) dwelling units per net acre. Multiple-family dwellings that are between two- and four-stories tall are permitted at a density of up to twenty-seven (27) dwelling units per net acre. The standard rounding convention of half round up shall apply. Not more than ten percent (10%) of the units may be of an efficiency apartment type.~~

~~(l) A minimum lot size of not less than 10,000 square feet shall be provided for any multiple-family dwelling sites.~~

NEXT STEPS

At the conclusion of the public hearing, the Planning Commission may recommend the amendments to the City Commission for their review and approval.

If you have any questions, please don't hesitate to contact me.



Administrative Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

To: Planning Commission
From: [Greta Bolhuis](#), AICP, Planning and Community Development Director
Date: July 7, 2026
Re: Zoning Ordinance Amendments

BACKGROUND:

In 2022, the City contracted with Carlisle Wortman to complete an audit of the city zoning ordinances to identify:

- Inconsistencies with the Master Plan and Future Land Use Map
- Ordinance language that is inconsistent with other laws
- Outdated ordinance language

The audit report was completed in 2023. As part of the audit, 26 quick zoning ordinance amendments were identified. The Zoning Audit Sub-Committee of the Planning Commission has been meeting monthly to review and address these matters.

As you may recall, one of the tasks is to consolidate all fence regulations into a single place, with the fence section of the Zoning Ordinance or the City's Fence Ordinance. The Planning Commission reviewed amendments to the fence ordinance in December 2025 and January 2026. There were some concerns after the public hearing in January, and the matter was brought back to the sub-committee for consideration. The sub-committee has diligently been working on this ordinance for the last few months and feels that the amendments are ready to be brought back before the full commission. A summary of the proposed changes is provided below.

Secs. 78-21. Definitions. Add and amend fencing and wall definitions to match Chapter 18.

Secs. 78-203. Plant material and landscaping requirements. Remove language in the landscaping section that conflicts with screening section.

Sec. 78-206. Screening between non-residential and residential uses. Clarify language to state that screening is required between non-residential and residential land uses and may be accomplished in one of four ways. Clarify that multi-family (3+ units) shall be screened when located adjacent to single-family residential. Create standalone subsection for screening fences. Allow the Planning Commission, not the Zoning Board of Appeals, to modify the location of screening fences/obscuring walls when adjacent to an alley. Require trees to be planted every 30 feet for consistency with other sections. Delete the Planning Commission's ability to waive screening requirements.

Sec. 78-207. Corner clearance. Add language from Chapter 18 related to corner clearance standards for driveways and alleys. Update the graphic for corner clearance. Modify language to give the Planning Commission alone the ability to change the required clear vision area in the B-2, Central Business District.

Sec. 78-208. Standards for trash dumpsters. Delete previous section for residential fences. These standards were moved into Chapter 18. New screening standards for trash dumpsters.

Sec. 78-209. Reserved. Delete previous section for industrial fences. These standards were moved into Chapter 18.

Sec. 78-336. Reserved. Delete previous section for residential yard fences.

The proposed zoning ordinance amendments are attached for your review. Please note that there are amendments proposed to Chapter 18 of the General Code of Ordinance. The Planning Commission does not have purview over these changes, but they are included for ease of understanding and context.

Sec. 78-21. Definitions.

Berm, obscuring, means an earthen mound of definite height and location to serve as an obscuring device in carrying out the requirements of this chapter.

Fence means a permanent barrier enclosing a plot of land or portion thereof composed of manmade or processed materials erected on posts, for the purpose of preventing or controlling entrance or to confine within or to mark a boundary.~~a manmade structure constructed for the purpose of or to have the effect of enclosing the area it is constructed upon or as defined in the city Code.~~

Screening means a privacy barrier designed to visually separate, isolate, or conceal properties, hide unsightly areas, and prevent observation.

Gutter grade means the lowest point of integral curb and gutter down which water flows, or, when no curb or gutter exists, is the lowest point between the street and sidewalk down which water will flow or drain.

Wall means a barrier constructed of masonry for the purpose of controlling entrance, sound and/or view.

Wall, obscuring, means a ~~structure-wall~~ of definite height and location to serve as an obscuring screen in carrying out the requirements of this chapter.

Sec. 78-203. Plant material and landscaping requirements.

Whenever in this chapter a greenbelt or planting is required, it shall be planted to completion within three months, and no later than November 30, from the date of issuance of a certificate of occupancy if such certificate is issued during the April 1 to September 30 period; if the certificate is issued during the October 1 to March 31 period, the planting shall be completed no later than the ensuing May 31; plantings shall thereafter be reasonably maintained, including permanence and health of plant materials, to provide a screen to abutting properties and including the absence of weeds and refuse. Spacing, as required by this Section, shall be provided in any greenbelt or planting. A permanent certificate of occupancy shall only be issued after inspection and approval of such planting by the city.

(1) *Plant material spacing and size.*

- a. Plant material shall not be located within four feet of the property line.
- b. Where plant materials are placed in two or more rows, plantings shall be staggered.
- c. Evergreen trees shall not be less than seven feet in height. When planted informally, they shall be spaced not more than 20 feet on centers. When planted in rows, they shall be spaced not more than 12 feet on centers.
- d. Narrow evergreen trees shall not be less than five feet in height. When planted informally, they shall be spaced not more than 20 feet on centers. When planted in rows, they shall be spaced not more than 12 feet on centers.
- e. Large shrubs shall not be less than 30 inches in height. When planted informally, they shall be spaced not more than six feet on centers. When planted in rows, they shall not be more than four feet on centers.
- f. Small shrubs shall not be less than 30 inches in spread. They shall be planted not more than four feet on centers.
- g. Large deciduous trees shall not be less than 2½ inches in caliper. When placed informally, they shall be planted not more than 30 feet on centers.
- h. Small deciduous trees shall not be less than 1½ inches in caliper. When planted informally, they shall be spaced not more than 15 feet on centers.

(2) *Mixture of materials.* A mixture of plant materials (evergreen and deciduous trees and shrubs) is required in all landscape plans as a protective measure against disease and insect infestation. Plant materials used together informally shall meet the on-center minimum spacing requirements:

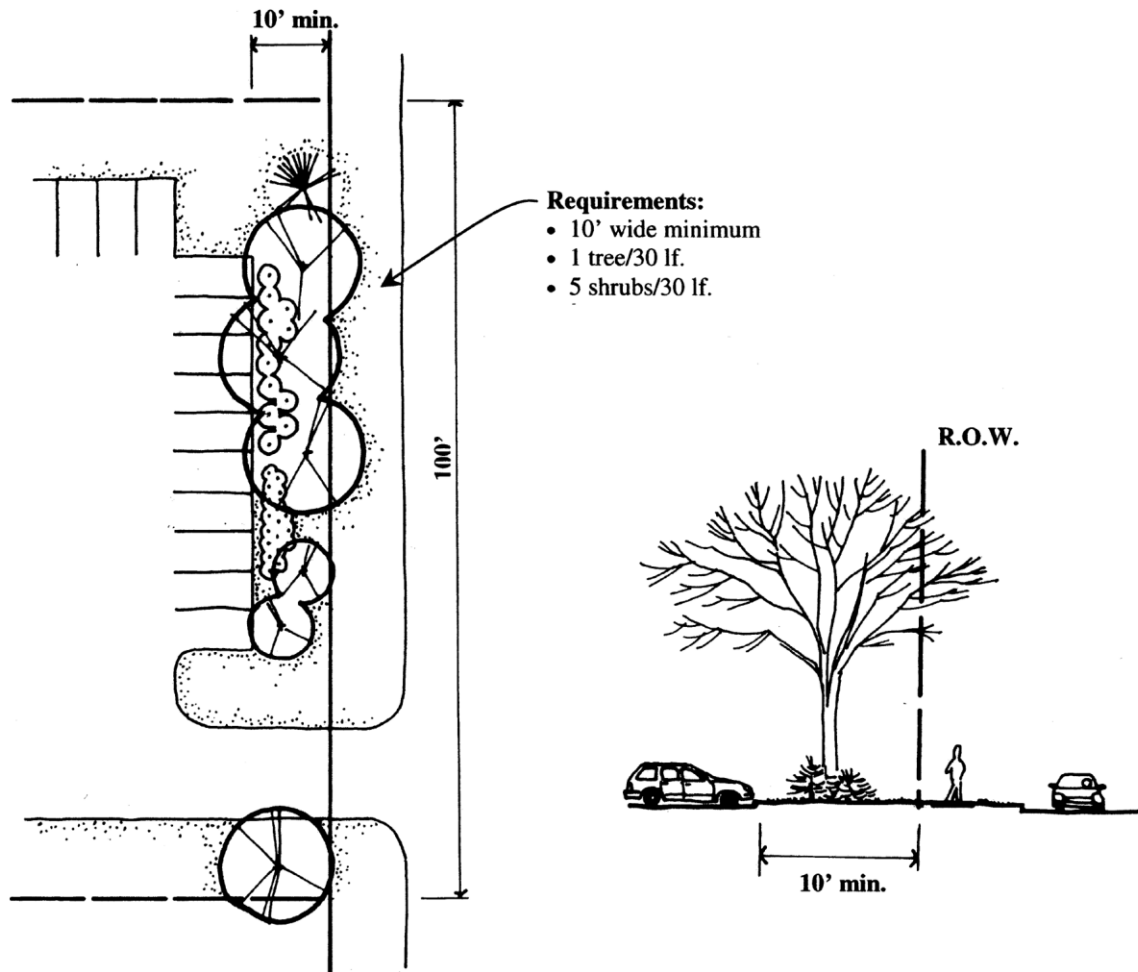
Minimum Recommended Distances Between Plant Materials

Plant Material Types	Evergreen Trees (Feet)	Narrow Evergreen Trees (Feet)	Large Deciduous Trees (Feet)	Small Deciduous Trees (Feet)	Large Shrubs (Feet)	Small Shrubs (Feet)
Evergreen Trees	Min. 10	Min. 12	Min. 20	Min. 12	Min. 6	Min. 5
Narrow Evergreen Trees	Min. 12	Min. 5	Min. 15	Min. 10	Min. 5	Min. 4
Large Deciduous Trees	Min. 20	Min. 15	Min. 20	Min. 15	Min. 5	Min. 3
Small Deciduous Trees	Min. 12	Min. 10	Min. 15	Min. 8	Min. 6	Min. 3
Large Shrubs	Min. 6	Min. 5	Min. 5	Min. 6	Min. 4 Max. 6	Min. 5
Small Shrubs	Min. 5	Min. 4	Min. 3	Min. 3	Min. 5	Min. 3

(3) *Parking lot landscaping and screening.*

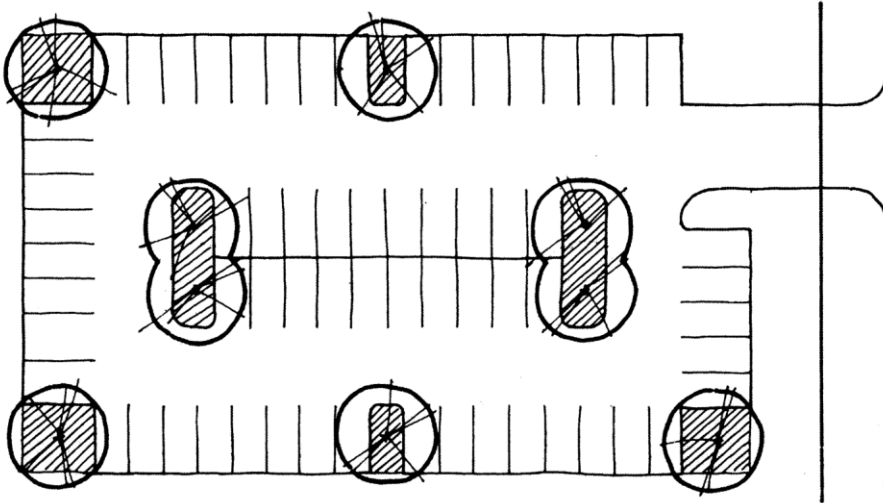
- a. Parking lots which are visible from a public right-of-way (excluding a public alley) shall have the following landscaping between the parking lot and the right-of-way:
 1. A landscaped strip at least ten feet in width or wider as may be required.
 2. One tree for every 30 feet or fraction thereof of street frontage of the parking lot.
 3. Five shrubs for every 30 feet or fraction thereof of street frontage of the parking lot.

Parking Lot Screening from Roadway



Parking Lot Screening From Roadway

- b. Parking lots of greater than 5,000 square feet shall meet the following landscaping requirements for the interior of the parking lot:
1. Within the interior of the parking lot there shall be one square foot of landscaped area for each 15 square feet of the parking lot. Greenbelt areas, buffers or landscape strips required in other sections of this chapter shall not be counted towards the requirement of interior parking lot landscaping.
 2. Each interior landscaped area shall have at least 150 square feet.
 3. The landscaped areas shall be located in a manner that breaks up the expanse of paving throughout the parking lot. Parking lot islands shall be a minimum width of six feet in any direction.
 4. There shall be at least one deciduous tree for each 300 square feet or fraction thereof of interior landscaped area. Each individual landscaped area shall contain at least one tree.

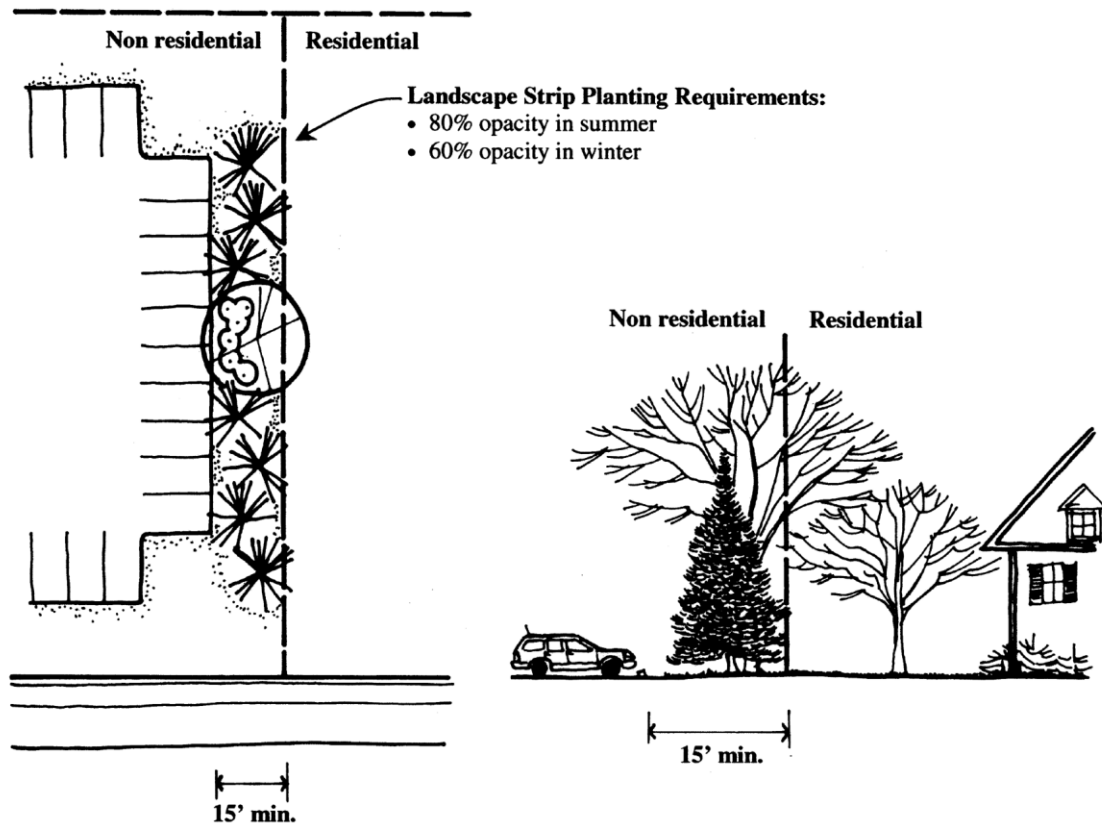


Requirements:

- 1 sq. ft. landscaped area/15 sq. ft. of parking lot
- 150 sq. ft. minimum size landscaped area
- 1 tree/300 sq. ft. landscaped area

Interior Parking Lot Landscaping

- c. Parking lots of greater than 5,000 square feet, but less than 10,000 square feet, shall have interior landscaping located within the lot or around its perimeter. Perimeter landscaping shall follow the requirements of section 78-203, ~~and walls required in section 78-206 may be replaced by suitable screening or landscaping.~~
- d. A parking lot of an office, commercial or industrial use adjacent to a public park facility or land principally used or zoned for residential purposes shall have a landscape strip at least 15 feet wide between it and all areas of such park or residential land, ~~as required in section 78-206.~~



Landscape Strip

(4) *Landscape planting plan review and field inspection.*

- Whenever in this chapter plantings are required, a plan for planting and landscaping shall be provided showing materials, their location, spacing, size and number as required by this section and other sections of this chapter.
- In developments providing open space such as multiple housing developments, open space subdivisions, and cluster housing developments, a plan for landscaping shall include the development proposals for the open space as well as proposals for planting.
- Final landscaping and planting plans shall be submitted for review by the city within 60 days of the date of approval of the site plan for the proposed development. A building permit will not be issued until landscaping and planting plans are approved.
- Review fees for landscaping and planting plans shall be charged to the applicant in accord with fees established from time to time by resolution of the city commission.

(5) *Suggested plant materials.*

a. *Evergreen trees:*

- Pine (white)
- Douglas fir
- Fir
- Hemlock
- Spruce

b. *Narrow evergreens:*

- Red cedar
- Arborvitae
- Junipers
- c. *Large deciduous trees:*
 - Zelkova
 - Sycamore
 - Tuliptree
 - Kentucky coffeetree
 - Blackgum
 - Oaks
 - Ginkgo (male)
 - Birch
 - Linden
 - Beech
 - Honey locust (seedless & thornless)
- d. *Small deciduous trees:*
 - Hornbeam
 - Hawthorn
 - Magnolia
 - Mountain ash
 - Redbud
 - Flowering dogwood
 - Flowering crabapples (disease resistant varieties)
- e. *Large shrubs:*
 - 1. Deciduous:
 - Lilac
 - Forsythia
 - Staghorn sumac
 - Pyracantha
 - Flowering quince
 - Sargent crabapple
 - Dogwood (silky, red osier, grey)
 - Cotoneaster (Pekin, spreading)
 - Common witchhazel
 - Blackhaw viburnum
 - Highbush cranberry
 - American elderberry
 - 2. Evergreen:
 - Irish yew
 - Hicks yew
 - Mugo pine
 - Pfitzer juniper
 - Savin juniper
- f. *Medium to small shrubs:*
 - 1. Deciduous:
 - Fragrant sumac
 - Japanese quince
 - Potentilla

Cotoneaster (cranberry, rockspray)
Red chokeberry
Michigan holly
Common ninebark
Arrowwood viburnum
New Jersey tea
Buttonbush

2. Evergreen:

Dwarf mugo pine
Big leaf winter creeper
Arborvitae
Low spreading junipers (Andora, Hughes, tamarack, etc.)
Spreading Yews (dense, Brown's, Ward, etc.)

g. *Trees not permitted:*

Box elder
Ash trees
Willows
Maples
Poplars
Siberian elms
Tree of heaven
Russian olive

- (6) *Right-of-way landscaping requirements.* The right-of-way adjacent to residentially used properties shall be landscaped with live plant material such as turf grass, ground cover, trees, vines, flowers, and other live plant material. Exceptions are made for sidewalks, approaches to crosswalks, and approaches to driveways.

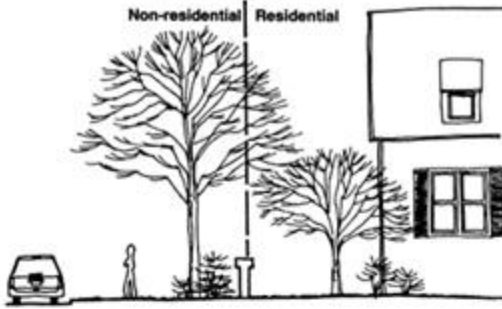
(Ord. of 10-6-03; Ord. No. 23-01, 1-17-23)

Sec. 78-206. Screening between non-residential and residential land uses.~~Walls and berms.~~

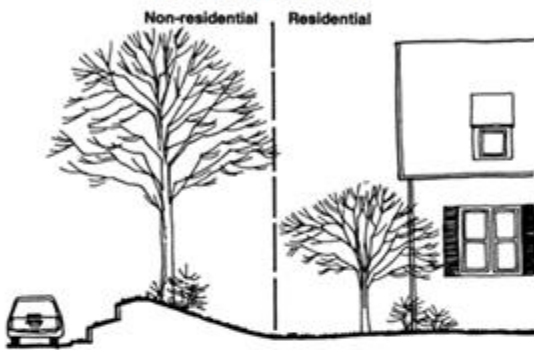
Whenever in this chapter screening between non-residential and residential land uses is required, the screening shall be constructed and installed according to these standards. Screening shall be an obscuring wall, an obscuring berm, a screening fence, or a landscape strip and are subject to the provisions in the following subsections (Figure 1). The screening shall be constructed of durable, weather resistant, rust-proof materials, and shall be reasonably maintained, including permanence and health of plant materials. The screening shall provide visual separation to abutting properties and shall be kept free from noxious weeds and refuse. The height of the screening shall be measured from the surface of the parking area or land on the non-residential property.

Figure 1.

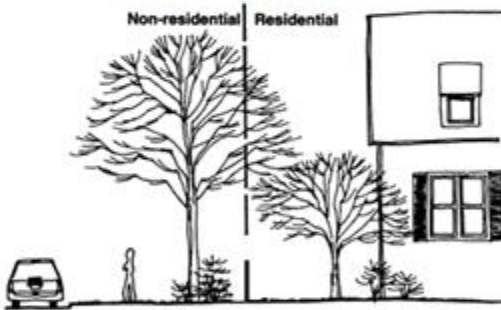
Obscuring Wall



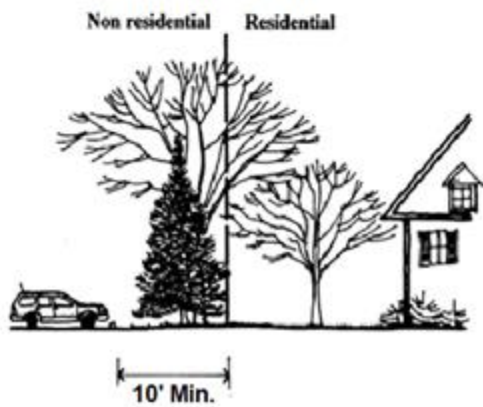
Obscuring Berm



Screening Fence



Landscape Strip



(1) For the land uses and zoning districts listed below, screening shall be required on the sides abutting a residential district. In instances of variable allowable height, the planning commission shall determine the required height of the screening based on usage, but in no case shall the height be less than the minimum height listed.

(a) For the use districts and uses listed below, there shall be provided and maintained on those sides abutting or adjacent to a residential district, a screening wall, fence, landscaped berm or landscape strip as required below. The height of the fence, wall, or berm shall be measured from the surface of the parking area or land on the nonresidential side of the wall.

	<u>Use Land Uses and Zoning Districts</u>	Height Requirements
(1)	<u>Multi-family dwellings</u> RM, RM-1 and RM-2 districts (on those sides adjacent to one-family residential districts)	4½ feet to 6½ feet
(2)	P-1 vehicular parking districts	4½ feet
(3)	Off-street parking area (other than vehicular parking districts)	4½ feet
(4)	O-1, O-2, B-1, B-2 and B-3 districts	4½ feet to 6½ feet
(5)	I-1 and I-2 districts	4½ feet to 8 feet
(6)	Utility buildings, stations and/or substations	6½ feet

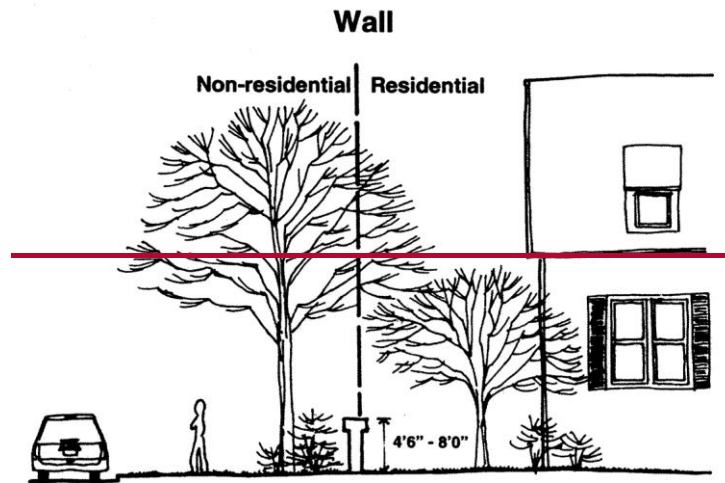
(b) In the case of variable wall, fence or berm height requirements such as in subsections (a)(1), (4), and (5) of this section, the extent of the obscuring wall, fence, or berm shall be determined by the planning commission on the basis of land usage, provided further that no wall, fence or berm shall be less than the above required minimum.

(2) Obscuring walls.

(c)(a) Required Obscuring walls when chosen shall be located on the lot line except where underground utilities interfere and except in instances where this chapter requires conformance with yard setback lines. Required Obscuring walls may, upon approval of the planning commission zoning board of appeals, be located on the opposite side of an alley right-of-way from a non-residential zone land use that abuts a residential district zone when mutually agreeable to in writing by the affected property owners. The continuity of the required obscuring wall on a given block will be a major consideration of the planning commission zoning board of appeals in reviewing such request.

(b) Required Obscuring walls shall have no openings for vehicular traffic or other purposes, except as otherwise provided in this chapter and except as may be approved by the planning commission building official. All Obscuring walls herein required shall be constructed of masonry face brick or comparable nonporous facing materials and shall be durable, weather resistant, rust-proof and easily maintainable. Wood screen walls or fences shall be cedar, wolmanized or treated wood and may only be used in areas not adjoining parking lots or roadways, and which will not be subject to damage from vehicular traffic. Fences shall comply with the City of Plymouth Fence Ordinance. Solid stockade fences shall be prohibited. Open weave or shadow box style fences which permit air flow shall be permitted.

(2c) Plant materials required along an obscuring wall or fence shall include at least one large tree for each 320 feet or fraction thereof, and shall form a continuous screen from four feet, six inches in height to eight feet in height as required in section 78-206(a).



(e3) Obscuring berms.

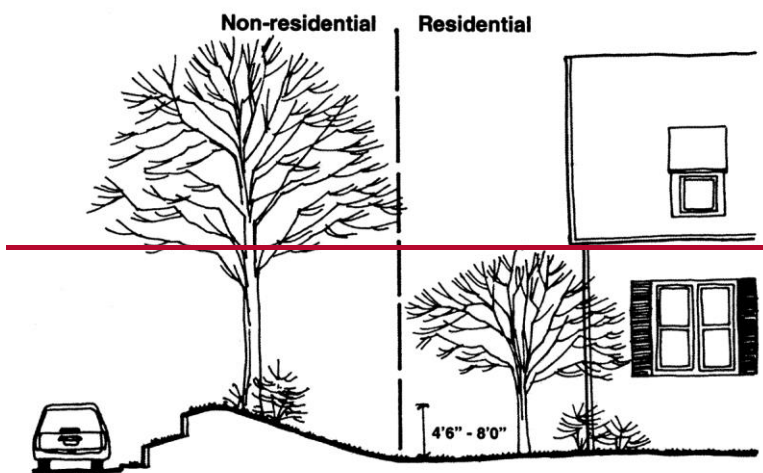
(a) Required Obscuring berms shall be constructed as landscaped earth mounds with a crest area at least two feet in width. The exterior face of the obscuring berm shall be constructed as an earthen slope. The interior face of the obscuring berm may be constructed as an earthen slope, or retained by means of a wall, terrace or other means acceptable to the building official. Whenever an earthen slope is provided, it shall be constructed with an incline not to exceed one foot of vertical rise to three feet of horizontal distance.

(b) Obscuring berm slopes shall be protected from erosion by sodding or seeding. If slopes are seeded, they shall be protected with erosion control methods until the seed germinates and a permanent lawn is established. The berm area shall be kept free from refuse and debris and shall be planted with shrubs, trees or lawn and shall be maintained in a healthy, growing condition.

(c) Plant materials required within the berm area shall include at least one large tree for each 20-30 feet or fraction thereof, ~~and shall form a continuous screen from four feet, six inches in height to eight feet in height as required in section 78-206(a).~~ A planting plan and grading plan shall be prepared for the obscuring berm and shall be reviewed by the planning commission.

Berms

Berms—Cont'd.



Berms-2

(4) Screening fences.

(a) Screening fences may only be used in areas not adjoining parking lots or roadways so as not to be subject to damage from vehicular traffic. Screening fences shall be located on the lot line except where underground utilities interfere and except in instances where this chapter requires conformance with yard setback lines. Screening fences may, upon approval of the planning commission, be located on the opposite side of an alley right-of-way from a non-residential land use that abuts a residential district when mutually agreeable to in writing by the affected property owners. The continuity of the screening fence on a given block will be a major consideration of the planning commission in reviewing such request.

(b) Screening fences shall have no openings, except as otherwise provided in this chapter and except as may be approved by the planning commission. Screening fences shall be constructed of composite material or cedar, wolmanized, or treated wood and shall be durable, weather resistant, rust-proof and easily maintainable. Screening fences shall be shadow box style or a similar style where both sides of the screening fence are finished, and the support posts are integrated into the screening fence.

(c) Plant materials required along a screening fence shall include at least one large tree for each 30 feet or fraction thereof.

(5) Landscape strip.

(a) Landscape strips shall be at least ten (10) feet in depth. If a landscape strip is used as a buffer between conflicting uses, the landscape strip shall be at least ten feet in width. The landscape strip shall be planted with dense foliage in such manner as to provide a minimum opacity of 80 percent in summer and 60 percent in winter and shall be reviewed by the planning commission.

Landscape Strip

(6f) Modification to required screening.

(a) The planning commission may waive or modify the foregoing requirements of section 78-206, where cause can be shown that no good purpose would be served and that the waiver or modification would neither be injurious to the surrounding neighborhood nor contrary to the spirit and purpose of this chapter. provided that in no instance shall required screening a required wall or berm be permitted to be less than four feet, six inches (4.5') in height. In those instances where suitable screening will be achieved, the planning commission may allow planting, earth berms, or treated wood walls in place of masonry walls.

(1) In consideration of request to modify waive screening wall or berm requirements between residential and non-residential land uses districts, or as otherwise required herein, the planning commission shall consider:

- a1. Whether or not the residential district land use is considered to be an area in transition and will become non-residential in the future based on the adopted master plan.
- b2. Whether or not the existing use of land adjacent thereto is such that the obscuring effect of a wall or berm would achieve no substantial screening function.
- c3. Whether or not the ground elevation of the site in question and the land adjacent thereto is such that an obscuring wall or berm would not be required to provide the required obscuring effect.

(b)

(2) The planning commission may temporarily waive wall or berm requirements for an initial period not to exceed 12 months. Granting of subsequent waivers shall be permitted, provided that the planning commission shall make a determination as hereinbefore described for each subsequent waiver.

(g7) The city may require that suitable maintenance guarantee be provided for the continued maintenance of walls required under this chapter.

(h8) The requirement for screening an obscuring wall between off-street parking areas, outdoor storage areas, and any abutting residential districts may not be required when such areas are located more than 200 feet distant from such abutting residential district.

(Ord. of 10-6-03; Ord. No. 2011-03, § 1, 1-17-11)

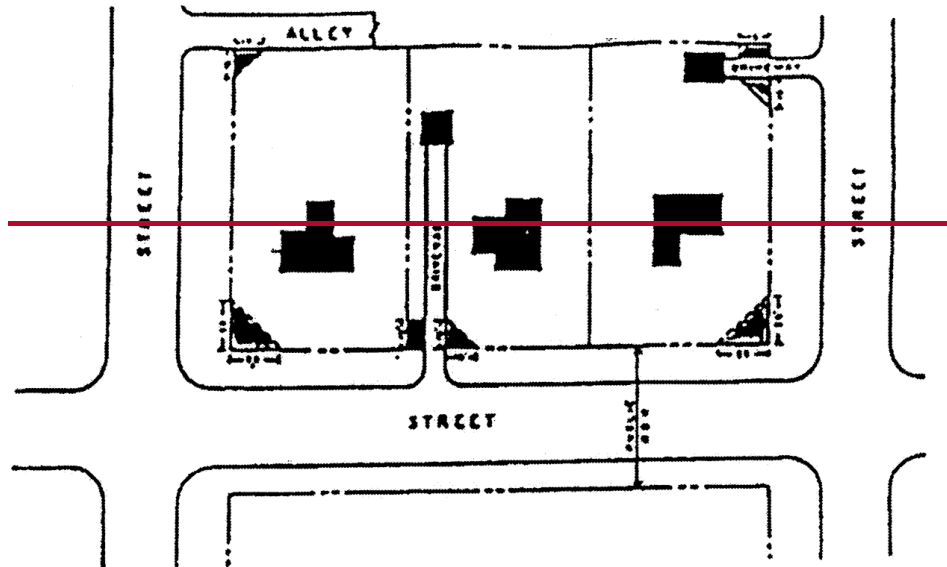
Sec. 78-207. Corner clearance.

- (1a) A clear vision area shall be established within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between such right-of-way lines at a distance along each line of 25 feet from their point of intersection. Walls, fences, berms, shrubs, hedges or other plantings (excluding trees) and signs in this area shall not exceed 30 inches in height above the average gutter grade adjacent to this area. Trees planted or signs erected within this same area shall not have branches or portions of the sign area lower than eight feet above the average gutter grade. A clear vision area shall be required in the 15-foot corner triangle formed at the intersection of any driveway and alley or any driveway and street right-of-way line. See Figure 1.
- (2b) The planning commission may require a clear vision area as outlined in 78-207 (a) to be established to provide adequate sight visibility, corner clearance, and building setback within the B-2 zoning district. On sites where strict compliance is impractical, the planning commission may modify the required clear vision area. This may be required at the intersection of driveways and a public right-of-way in a manner to aid vehicular and pedestrian traffic. A triangular area of unobstructed vision for motorists and pedestrians shall be maintained at the intersection of the street right-of-way and driveway. The triangular area shall comply with Section 78-207 or as modified by the Building Official or Planning Commission for sites where strict compliance is impractical.



Figure 1.

CORNER CLEARANCE



(Ord. of 10-6-03; Ord. No. 2007-01, § 5, 5-21-07)

Sec. 78-208. Residential fences-Standards for trash dumpsters.

- (1) A dumpster shall be required for establishments that generate four or more cubic yards of commercial solid waste per week.
- (2) Dumpsters shall be clearly accessible to servicing vehicles and should be located in the side or rear yards. If the front yard is the only location available for a dumpster, the location shall be at least ten (10) feet from any building, and it shall be located as far as practicable from any adjoining residential dwelling and road rights-of-way. Parking shall not hinder access to empty the dumpster and in no instance shall parking be striped in front of an enclosure.
- (3) Dumpsters shall be placed on a concrete pad. The concrete pad should extend a minimum of three feet in front of the dumpster enclosure. Bollards (concrete-filled metal posts) or similar protective devices shall be installed at the opening and at the rear wall to prevent damage to the dumpster enclosure.
- (4) Dumpsters shall be screened on three sides with a wall. The wall shall be split face block or an approved alternative that is similar and/or compatible in material and/or color to the main structure. The wall shall be not less than six feet in height or at least six inches above the height of the enclosed dumpster, whichever is taller. The fourth side of the dumpster screening shall be equipped with a wood, vinyl, or metal gate that is the same height as the other three sides of the enclosure. The gate shall be lockable and shall block the view of the dumpster. Commercial grade slats are required for a chain link gate. The gate shall remain closed and shall only be opened for the loading and unloading of the dumpster.
- (5) The location and method of screening of dumpsters shall be shown on all applications and sketch plans submitted for administrative approval or site plans submitted for approval by the Planning Commission.
- (6) The Planning Commission encourages the sharing of dumpsters by businesses. A written agreement shall be submitted and maintained on file.
- (7) The Planning Commission may consider waiving or modifying these requirements upon determination that the location, screening, or removal of refuse will be handled in an acceptable manner. The request to waive or modify

these requirements shall be submitted in writing. The owner shall provide a list of all standards requiring a waiver or modification. Any waiver or modification granted shall be limited to the use of the property at the time the request is made and evaluated. Any change in use or development of the site upon which the dumpster is located may require compliance with all standards of this section. The Planning Commission may request a report from the Director of Public Safety and/or the Director of Municipal Services when determining the acceptability of the requested modification or waiver. The Planning Commission may require additional landscaping, screening or other site improvements as an alternative to adhering to the requirements of this section.

Fences or walls are permitted, subject to the paramount provisions of the City of Plymouth Fence Ordinance (Chapter 18, Building Regulations Article X, Fences 18-371—18-380) and subject to the further provisions of this section. If any of the provisions of this section should conflict with the City of Plymouth Fence Ordinance, the stricter provision shall prevail. It is the intent, however, that the following provisions be construed harmoniously with the fence ordinance where possible.

- (1) Fences on all lots of record in all residential districts which enclose property and/or are within a required side or rear yard shall not exceed six and one-half feet in height, measured from the surface of the ground, and shall not extend toward the front of the lot nearer than the front of the house or the required minimum front yard, whichever is greater (see Figure 1). In the case of a rear yard abutting a side yard, the side yard abutting a street shall be a continuation of the required front setback on the lot to the rear, and a 48-inch tall picket fence may project into this area but shall not extend toward the front of the lot nearer than the front of the house (see Figure 2).

Figure 1.

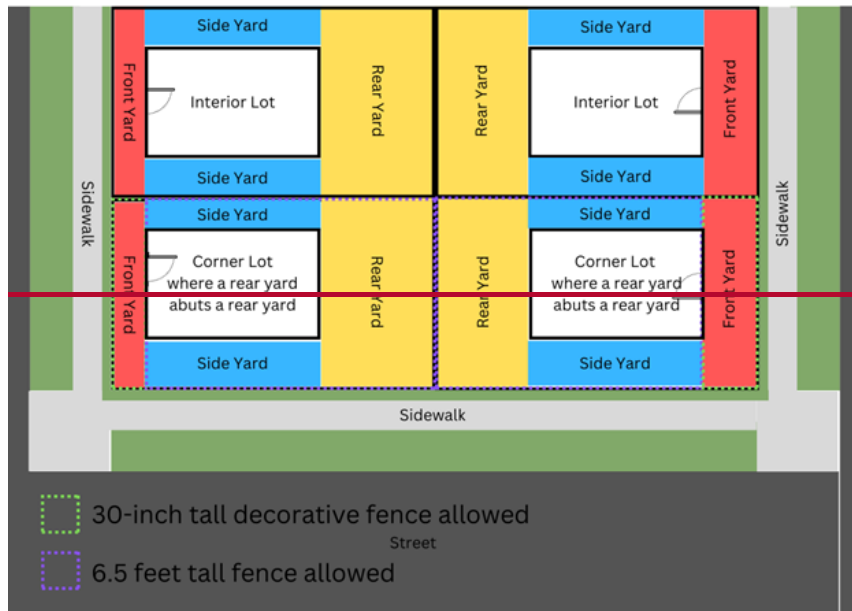
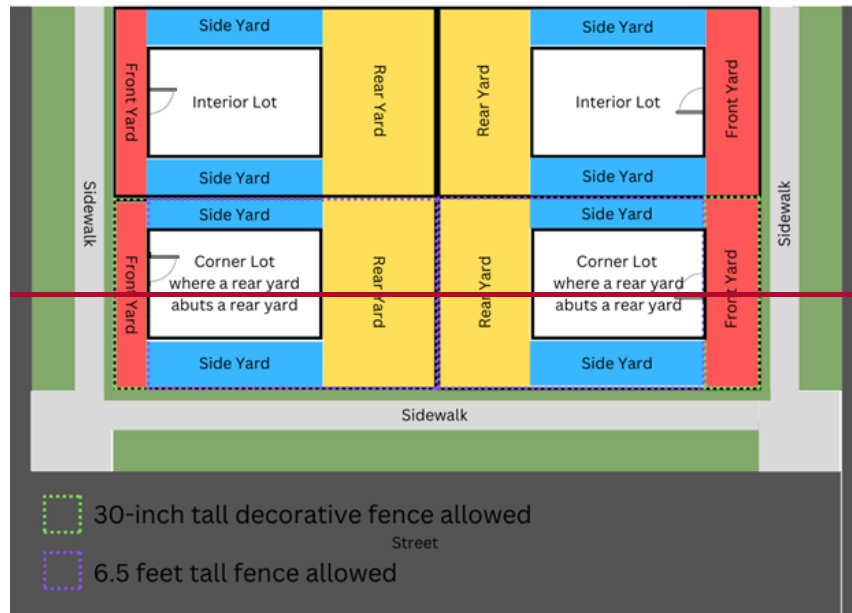


Figure 2.



- (2) Fences on lots of record shall not contain barbed wire, electric current, or charge of electricity. This shall exclude underground electric fences used for pet containment.
- (3) All fences or walls shall be constructed with the finished side exposed to neighboring properties, the support posts placed on the inside, and in a manner which serves to enhance the aesthetic appearance of the neighborhood or surrounding area.
- (4) Posts and finials may extend no more than six inches above the maximum permitted height of a fence.
- (5) Fences for swimming pools shall comply with the regulations of the state construction code.
- (6) No fence, wall, or plantings shall interfere with visibility from a driveway, alley or intersection. All fences, walls, or plantings shall comply with the corner clearance requirements of section 78-207.
- (7) Fences which enclose public or institutional parks, playgrounds, or public landscaped areas, situated within an area developed with recorded lots, shall not exceed eight feet in height measured from the surface of the ground, and shall not obstruct vision to an extent greater than 25 percent of their total area.
- (8) Fences or walls within a required front yard area shall be decorative style only consisting of wrought iron, metal, or pickets and masonry or stone walls. Decorative fences or walls placed within a front yard shall not exceed 30 inches in height. A decorative fence or wall shall contribute to the identification and beauty of the principal building. Chain link fences are not allowed within a required front yard area.
- (9) Walls constructed of masonry, stone or pre-cast materials and constructed within a side or rear yard shall have a maximum height of 30 inches. This shall exclude screening walls constructed between conflicting land uses as specified in section 78-206.

{Ord. of 10-6-03; Ord. No. 2011-03, § 2, 1-17-11; Ord. of 8-7-23}

Sec. 78-209. Industrial fences, Reserved.

Fences are permitted in industrial districts as follows:

- (1) Fences shall not be allowed within the front yard of any industry on sites of less than ten acres in size. Fences may be allowed in front yards of sites of ten acres or more after review and approval of the planning commission.

(2) ~~Fences not to exceed eight feet in height shall be permitted in side and rear yards. Barbed wire shall be allowed on fences not less than eight feet in height in not more than three strands mounted in a "Y" at the top of the fence and shall be permitted provided such "Y" is located to project over the property being fenced.~~

~~(Ord. of 10-6-03)~~

Sec. 78-336. ~~Reserved. Residential yard fences.~~

~~Fences or walls in residential districts may be constructed within a required rear or side yard, or along such property line as provided in accordance with City Code, Chapter 18, Article 10.~~

Article IX. - Swimming Pools.

[...]

Division 3. – Design Requirements

[...]

Sec. 18-337. ~~Fence.~~ Reserved.

- (a) ~~No temporary or permanent pool 18 inches or deeper shall be constructed or maintained unless such swimming pool is entirely enclosed by a building, wall and/or fence. The minimum height of all parts of the fence or wall, including gates, shall be 48 inches measured on the outside of the fence or wall upward from the highest adjacent ground. All gates shall be equipped with a lock and key. Such fence shall be designed and constructed so that the pool is not readily accessible to children by climbing or entering through the fence openings. Fence material shall not contain openings larger than two inches nominal size nor material that provides ready footing for climbing.~~
- (b) ~~A permanent above-ground pool which has a structure intended to provide self-fencing shall satisfy the fencing requirements of this article if it provides:~~
- (1) ~~A walkway not less than 20 inches in width completely around the water's edge and at least three feet above grade.~~
 - (2) ~~The self-fencing shall be at least three feet high above the walkway.~~
 - (3) ~~A fold-up stairway or gate which must be locked when residents are away from the home or when the pool is not in use.~~

~~The self-fencing shall make the pool inaccessible to children by climbing or entering through the fence openings.~~

- (c) ~~No wading pool shall be left unattended unless it is provided with a substantial cover or is surrounded by a fence as provided in this section.~~

(Code 1982, § 8.43(2))

ARTICLE X. FENCES

Sec. 18-371. Purpose, intent.

It is the intent and purpose of this article to assure to occupants of all properties adequate light and air adjacent to structures and in yard areas, effective and desirable sight distance from the front of all structures in all directions, the right to provide for their own privacy within their properties, to protect plantings from damage by trespass, and to prevent such construction related thereto as would be hazardous.

(Ord. No. 82-11, § 1(8.21), 8-16-82)

Sec. 18-372. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Border means a planting area composed of shrubs, trees, etc., which is utilized as a part of the landscaping of a lot.

Decorative fence means a permanent barrier not used for enclosure. Any such fence shall be a part of the overall landscape plan and shall be composed of natural materials such as wood (i.e., split rail fence, picket, etc.) or a decorative metal construction (i.e., aluminum, wrought iron, etc.).

Fence means a permanent barrier enclosing a plot of land or portion thereof composed of manmade or processed materials erected on posts, for the purpose of preventing or controlling entrance or to confine within or to mark a boundary.

Gutter grade means the lowest point of integral curb and gutter down which water flows, or, when no curb or gutter exists, is the lowest point between the street and sidewalk down which water will flow or drain.

Picket fence means a permanent barrier enclosing a plot of land or portion thereof composed of manmade or processed materials erected on posts, for the purpose of preventing or controlling entrance or to confine within or to mark a boundary. A picket fence shall have spaced uprights connected by two or more horizontal rails. The uprights shall not exceed four inches in width. The space between uprights shall be a minimum of two and one-half inches and must not exceed four inches.

Sidewalk line means the edge of the constructed public sidewalk that is adjacent or closest to the lot line.

Wall means a barrier constructed of masonry ~~or other solid materials on a continuous concrete footing~~ for the purpose of controlling entrance, sound and/or view.

(Ord. No. 82-11, § 1(8.22), 8-16-82; Ord. No. 2011-02, § 1, 1-17-11; Ord. of 8-7-23)

Cross reference(s)—Definitions generally, § 1-2.

Sec. 18-373. Prevention of hazards.

- (a) No fence, border or wall shall have any exposed ~~beneath a height of eight feet any~~ sharp protrusions which would be likely to cause physical or material damage to persons or clothing passing by the fence, border or wall. Barbed wire fences when allowed are exempt from this requirement.
- (b) Any wall shall be capped with a peaked coping of sufficient pitch to discourage walking.

(Ord. No. 82-11, § 1(8.26), 8-16-82; Ord. No. 2011-02, § 1, 1-17-11)

Sec. 18-374. Line fences and walls.

All fences and walls must be located entirely on the private property of the person constructing the same; provided, however, that if adjoining property owners jointly apply for and sign a permit to erect a fence upon their common property line, such fence may be so erected. No temporary type of barrier or temporary fence of any type shall be permitted in the front yard areas.

(Ord. No. 82-11, § 1(8.27), 8-16-82)

Sec. 18-375. Electric fences.

It shall be unlawful for any person to construct or maintain, or to allow to be constructed or maintained upon property owned or occupied by such person, any fence charged or connected with an electrical current in such manner as to transmit such current in the form of shock to persons or animals which might come in contact with such charged fence. This shall exclude underground electric pet containment fences.

(Ord. No. 82-11, § 1(8.28), 8-16-82; Ord. No. 2011-02, § 1, 1-17-11)

Sec. 18-376. Barbed wire.

Barbed wire is prohibited except in industrial districts subject to the following provisions:

- (a) Barbed wire shall be not more than three (3) strands mounted in a "Y" at the top of the fence.
- (b) Barbed wire shall be on and within the confines of the private property. Barbed wire shall not project into or over adjacent properties.
- (c) The bottom of the barbed wire shall be not less than eight (8) feet above the adjacent grade level.

Sec. 18-376. Appeals.

~~If there is believed to be a conflict between the stated intent and any specific provisions of this article, the zoning board of appeals may, in accordance with established procedures, permit modification of such specific provision, while retaining the intent, in such appealed instance.~~

(Ord. No. 82-11, § 1(8.29), 8-16-82)

Sec. 18-377. Permits.

- (a) It shall be unlawful for any person to construct, or cause to be constructed, any fence or wall upon any property within the city without first having obtained a permit ~~therefor~~.
- (b) Any person desiring to construct, or cause to be constructed a fence or wall upon property in the city shall first apply to the building department of the city for a permit, for which there shall be a fee, the amount of which shall be set by resolution of the city commission. Such permit shall be issued by the building inspector upon a written application, and shall contain such information as may be required by the inspector in order to determine that such fence or wall will not violate any provision of the City Code or state law.

(Ord. No. 82-11, § 1(8.23), 8-16-82)

Sec. 18-378. Establishing lot lines.

The building inspector may require the owner of property upon which a fence is to be constructed to establish lot lines upon such property, through the placing of permanent stakes located by a licensed surveyor. Such lot line shall be established before such fence shall be erected, and the building inspector may withhold the issuance of the required permit until the lot lines are established and permanent stakes are placed.

(Ord. No. 82-11, § 1(8.30), 8-16-82)

Sec. 18-379. Borders.

Borders may be planted in any yard area subject to the following provisions:

- ~~(1)~~ (a) Borders shall not be located nearer than two feet to any drive or walkway. Borders are also subject to additional restrictions as specified in this section.
- ~~(2)~~ (b) No border shall obscure visibility within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between the right-of-way lines at a distance along each line of 25 feet from their point of intersection. Shrubs or hedges or other plantings (excluding trees) in this area shall not exceed 30 inches in height above the average gutter grade adjacent to this area. Trees planted within this same area shall not have branches lower than eight feet above the average gutter grade. Sight visibility shall be in accordance with section 78-207 of the zoning ordinance.

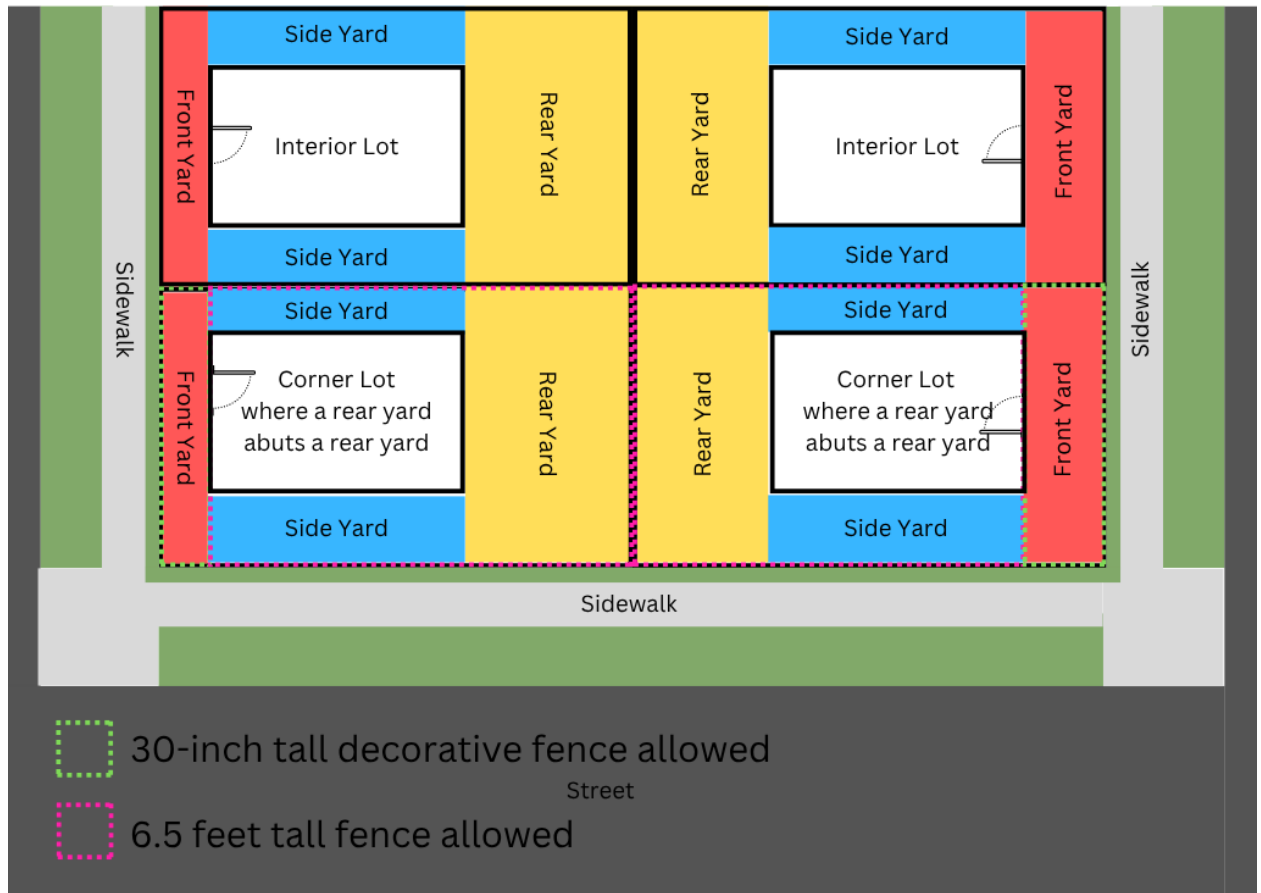
- ~~(3)~~ ~~(c) Similar restrictions as above shall be required in a~~ A clear vision area shall be required in the 15-foot corner triangle formed at the intersection of any driveway and alley or any driveway and street right-of-way line.

(Ord. No. 82-11, § 1(8.24), 8-16-82; Ord. No. 2011-02, 1-17-11)

Sec. 18-380. Fences and walls.

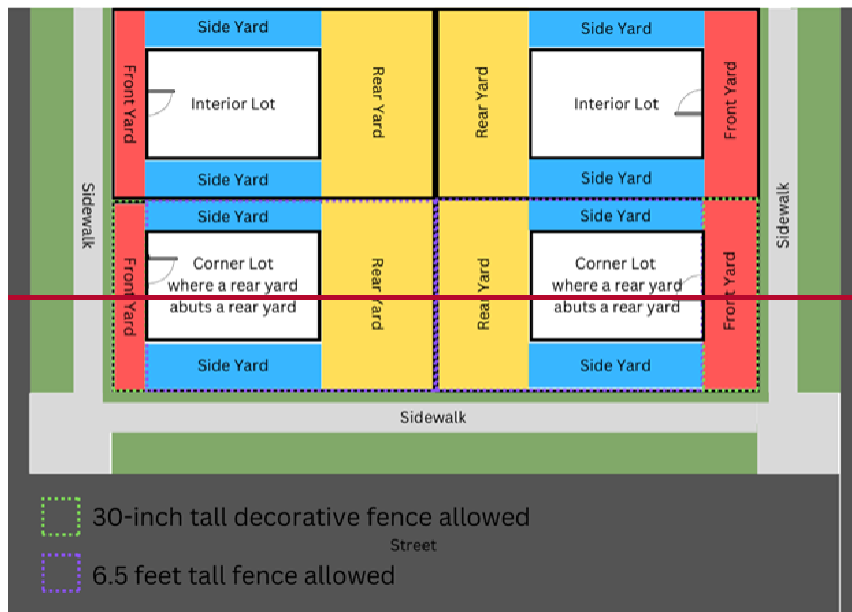
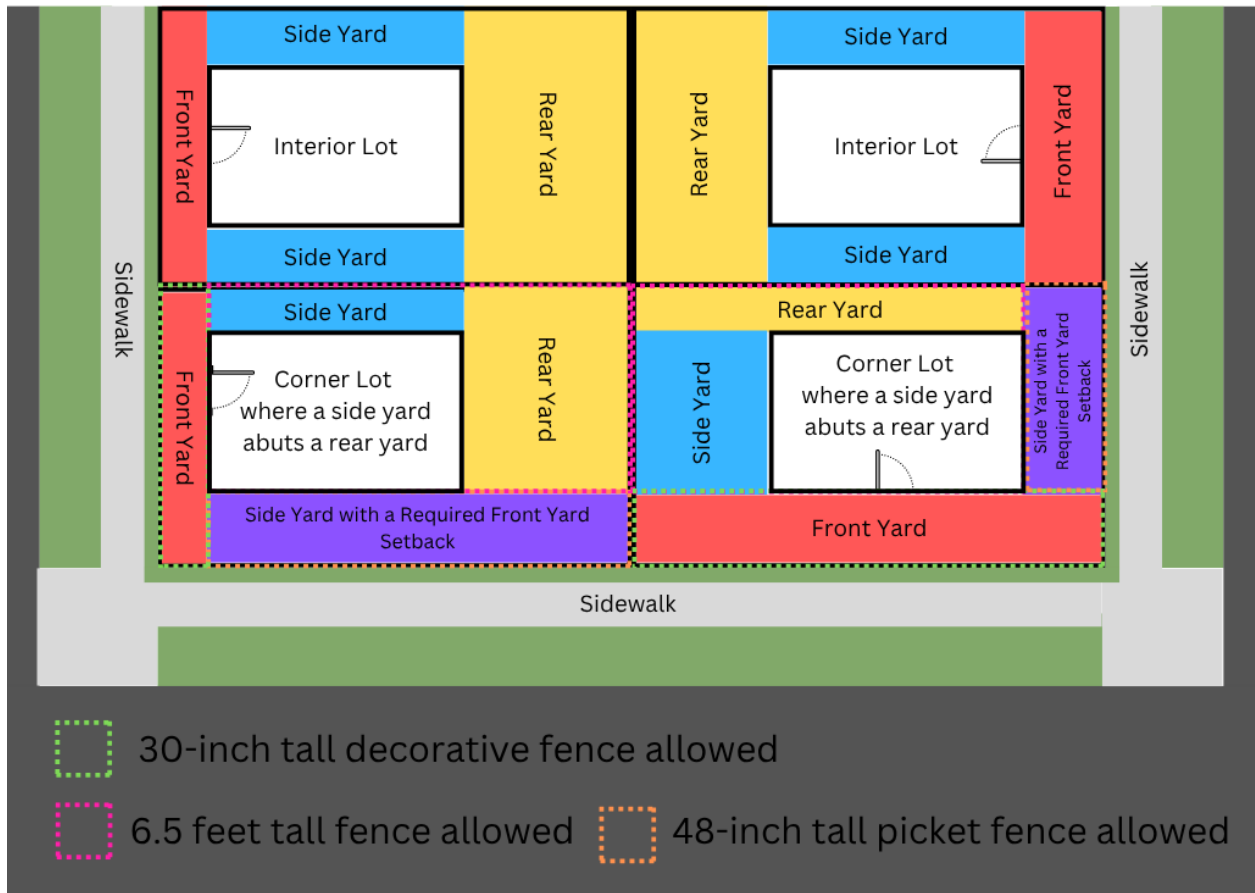
- (a) All posts thereof shall be of materials designed to withstand rusting, rotting and other weather-related deterioration for a period of not less than ten years.
- (b) Fences shall be setback a minimum of one foot away from the sidewalk line.
- (c) ~~Solid masonry walls~~ Walls shall be erected on continuous foundations at least 42 inches below grade.
- (d) Fences or walls within a required front yard area shall be decorative style only consisting of wrought iron, metal, or pickets and masonry or stone walls. Decorative fences or walls placed within a front yard shall not exceed 30 inches in height. A decorative fence or wall shall contribute to the identification and beauty of the principal building. Chain link fences are not allowed within a required front yard area.
- (e) All fences or walls shall be constructed with the finished side exposed to neighboring properties, the support posts placed on the inside, and in a manner which serves to enhance the aesthetic appearance of the neighborhood or surrounding area.
- (f) No fence, wall, or plantings shall interfere with visibility from a driveway, alley or intersection. All fences, walls, and borders shall comply with the corner clearance requirements of section 78-207.
- (g) Fence and wall height shall be measured from the lowest side of the surface of the ground directly adjacent to the fence or wall. Posts and finials may extend no more than six inches above the maximum permitted height of a fence.
- (h) In residential districts in the case of a rear yard abutting a rear yard, fences may be located in the side and rear yards and shall not exceed six and one-half feet in height as shown in Figure 1. Fences shall not extend toward the front of the lot beyond the front of the house or the required minimum front yard setback, whichever is greater as shown in Figure 1. Walls constructed of masonry, stone or pre-cast materials and constructed within a side or rear yard shall have a maximum height of 30 inches.

Figure 1.



- (i) In residential districts, fences on all lots of record in all residential districts which enclose property and/or are within a required side or rear yard shall not exceed six and one-half feet in height, measured from the surface of the ground, and shall not extend toward the front of the lot nearer than the front of the house or the required minimum front yard setback, whichever is greater (see figure Figure 1). In residential districts in the case of a side yard abutting a rear yard, fences may be located in the side and rear yard and shall not exceed six and one-half feet in height as shown in Figure 2. In the case of a rear yard abutting a side yard, the side yard abutting a street shall be a continuation of the required front setback on the lot to the rear, and a 48-inch-tall picket fence may project into this area but shall not extend toward the front of the lot beyond nearer than the front of the house or the front yard setback, whichever is greater as shown in Figure 2. (see Figure 2). Walls constructed of masonry, stone or pre-cast materials and constructed within a side or rear yard shall have a maximum height of 30 inches.

Figure 2.



(j) In public or institutional parks, playgrounds, or public landscaped areas, fences and walls shall not exceed eight feet in height, and shall not obstruct vision to an extent greater than 25 percent of their total area.

(f) In office and business districts-zoned areas, fences and walls should shall not exceed a height above-ground-level of more than six and one-half feet in side and rear yards. On corner lots, no fence, wall, shrubbery or other obstruction to vision above a height 30 inches from the established street gutter grades shall be permitted within the triangular area forward at the intersection of any street right of way lines by a straight line drawn between such right of way lines for a distance along each line of 25 feet from their point of intersection.

(g) In industrial ~~districts-zoned areas~~, fences and walls ~~shall not exceed~~ ~~may be constructed up to~~ eight feet in height. ~~On corner lots, no fence, wall, shrubbery or other obstruction to vision above a height of 30 inches from the established street gutter 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 such right-of-way lines for a distance along each line of 25 feet from their point of intersection. Barbed wire may be installed on the top of such fences on arms or supports over the private property of the owner of the fence at least eight feet above the adjacent grade level. Fences shall not be allowed within the front yard on sites of less than ten acres in size. Fences may be allowed in front yards of sites of ten acres or more after review and approval of the planning commission.~~

(m) ~~If any of the provisions of this article conflict with fence and wall regulations in Chapter 78, the stricter provision shall prevail. It is the intent, however, that the following provisions be construed harmoniously with the fence ordinance where possible.~~

(Ord. No. 82-11, § 1(8.25), 8-16-82; Ord. No. 2011-02, § 1, 1-17-11; Ord. of 8-7-23)

Sec. 18-38176. Appeals.

If there is believed to be a conflict between the stated intent and any specific provisions of this article, the zoning board of appeals may, in accordance with established procedures, permit modification of such specific provision, while retaining the intent, in such appealed instance.

Secs. 18-3821—18-400. Reserved.



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MEMORANDUM

To: Planning Commission
From: Greta Bolhuis, AICP, Planning and Community Development Director
Date: June 4, 2026
Re: Sub-Committee One Year Check-in

As you are aware, the Planning Commission established two sub-committees at the May 14, 2025 meeting. The first sub-committee is dedicated to advancing the efforts of the MSHDA grant related to housing ordinance amendments. The MSHDA sub-committee has been meeting every two to three weeks on Mondays at 4:30 p.m. The second sub-committee is dedicated to reviewing and drafting amendments to implement the “quick” zoning ordinance amendments for the zoning audit report. The Zoning Audit sub-committee has been meeting every three to four weeks on Mondays at 6:00 p.m.

Both sub-committees have been working diligently since their first meetings in June 2025. Since there has been some turnover in Planning Commission membership and it has been a year since we established the sub-committees, staff wanted to formally check-in and provide an opportunity to pivot if needed. We understand that life changes and external pressures can make another meeting difficult to attend. If there are Planning Commission members who are ready to step off a sub-committee, we wanted to provide that opportunity. Similarly, if there are members who are willing to sign up for a sub-committee, we also wanted to provide that opportunity. I’ve included current sub-committee members below:

MSHDA

1. Hollie Sarawat
2. Joe Hawthorne
3. Sidney Filippis
4. Zach Funk

Zoning Audit

1. Kyle Medaugh
2. Katie Rossie
3. Don Webb
4. Vacant

I look forward to discussing this with you. Should you have any questions, please don’t hesitate to contact me directly.