



Summary Code & Ordinance Worksheet
Original Questionnaire
Best Management Practices Homework

Codes and Ordinance Questions	Allen Park	Dearborn Heights	Ecorse	Inkster	Lincoln Park	Melvindale	Romulus	Southgate	Taylor	Westland	Wyandotte	Wayne County	WCAA
Street Width													
What is the range of allowable street widths in your community (ft)?	>27	27	50		28-35	24-32	27	27-41	31	27	22-60	n/a	n/a
Are the allowances flexible?			no						no	no	yes		
Right-of-way Width													
What is the minimum right of way width for a residential street (ft)?	24-27	60	50		50-60	60	60	60	60	60	50		n/a
Vegetated Open Channels													
Are curbs and gutters required for most residential street sections?	yes	yes	yes		yes	yes	yes	yes	yes	yes	yes		n/a
Are there established design criteria in your community for swales that can provide stormwater quality treatment (i.e. biofilters, grass swales)?	no	no	no			no	yes	no	yes	no	no		n/a
Are typical lawn care maintenance activities (e.g., fertilizer & herbicide application, routing mowing, etc) discouraged or prohibited in vegetated open channels and swales in your community?	yes	no	no			n/a	-	no	no	no	no		n/a
Parking Ratios													
What is the minimum parking ratio for a professional office building (per 1000 sq ft of gross floor area)?	13	10 (usable area)	Michigan code			2.5	4		6	10	3.33		n/a
What is the minimum required parking ratio for shopping centers (per 1000 sq ft gross floor area)?	5	5 (usable area)	6			5	6.6		6.67	5	6.67		n/a
What is the minimum required parking ratio for single-family homes (per home)?		2	2			2	2		2		1		n/a
Parking Codes													
Is the use of shared parking arrangements promoted?	no	no	yes			no	yes		yes	yes	yes		n/a
Are model shared parking agreements provided?	no	no	no			no	no		yes	no	no		n/a
Are parking ratios reduced if shared parking arrangements are in place?	no	no	yes			no	negotiable		yes	no	yes		n/a
If mass transit is provided nearby, is the parking ratio reduced?	n/a	no	yes			n/a	n/a		no	no	no		n/a
Parking Lots													
What is the minimum stall width for a standard parking space (ft)?	9	9	Michigan Code			9	10		10	9	8.5		10
What is the minimum stall length for a standard parking space (ft)?	18-20	18.5	Michigan Code			20	20		20	18	19		20
Are at least 30% of the spaces at larger commercial parking lots required to have smaller dimensions for compact cars?	no		no			no	no		no	no	optional		no
Can pervious materials (e.g., gravel, pervious pavement) be used for spillover parking lots?	no	no	no			no	no		no	no	no		no
Structured Parking													
Are there incentives for developers to provide parking within garages rather than surface parking lots?	no	no	n/a			no	no		no	no	no		yes
Parking Lot & Other Runoff													
Is a minimum percentage of a parking lot required to be landscaped?	yes	yes	no			no	yes		yes	no	yes		no
Is the use of bioretention islands (uses landscaping and soils to treat stormwater runoff by collecting it in shallow depressions before filtering it through a fabricated planting soil media) and other stormwater practices within landscaped areas or setbacks allowed?	possibly		yes			case by case	no	yes	no	yes	yes		all runoff detained
Are car wash companies required/encouraged to retain and reuse wash water?	no	yes	yes			no	yes		no	no	no	yes	yes
Open Space Design													
Are open space or cluster development designs allowed in your community?	no	n/a	yes		n/a	yes	yes		yes	yes	yes	yes	n/a
Is land conservation or impervious cover reduction a major goal of the open space design ordinance, if any?	no	n/a	yes			n/a	yes		yes	yes	n/a	yes	n/a
Are flexible site design criteria available for developers that utilize open space or cluster design options (e.g., setbacks, road widths, lot sizes)?	no	n/a	yes			yes	no		yes	yes	yes	yes	n/a
Sidewalks													
Are sidewalks always required on both sides of residential streets?	yes	yes	yes			yes	no	yes	yes	yes	upon approval		n/a
Are sidewalks generally sloped so they drain to the front yard rather than the street?	no	no	no		no	no	no	no	no	no	no		n/a
Can alternate pedestrian networks be substituted for sidewalks (e.g., trails through common areas)?	possibly	no	yes			possibly	yes		no	no	no		no
Driveways													

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What is the minimum driveway width specified in the community (ft)?	12	9			8	9	10			10	8.5		n/a
Can pervious materials be used for single-family home driveways (e.g. gravel, porous pavement, etc.)?	no	no	no			no	yes, depending		no	no	no		n/a
Open Space Management													
Does the community have enforceable requirements to establish associations that can effectively manage open space?	no		yes			no	yes		yes	yes	no		n/a
Are open space areas required to be consolidated into larger units and are greenway corridors encouraged?	no		yes		yes	no	yes		no	yes	no		n/a
Does a minimum percentage of open space have to be managed in a natural condition (e.g., non-landscaped)?	no		no		no	no	no		no	no	no		n/a
Are allowable and unallowable uses for open space in residential developments defined?	yes		no			no	yes		yes	yes	yes		n/a
Can open space be managed by a third party using land trusts or conservation easements?	no		yes			n/a	yes			yes	yes		no
Rooftop Runoff													
Can rooftop runoff be discharged to yard areas?	yes	yes	yes			yes	yes	yes	no	yes - resid	yes	yes	n/a
Do current grading or drainage requirements allow for temporary ponding of stormwater on yards?	yes	yes	yes			no	no	yes	no	no	no	yes	n/a
Buffer Systems													
Is there a stream buffer ordinance in the community?	n/a	W.C.	no			no	no		no	no	no	yes	no
If so, what is the minimum buffer width (ft)?	n/a	25	n/a			n/a	n/a		n/a	n/a	n/a	25	
Is there a wetland buffer ordinance in the community?	no	no	no			n/a	no		no	no	no	yes	n/a
If so, what is the minimum buffer width?	n/a		n/a			n/a	n/a		n/a	n/a	n/a	25	
Is expansion of the buffer to include steep slopes and/or the 100-yr floodplain required?	n/a		n/a			n/a	n/a		no	no	n/a	yes	n/a
Is there a local floodplain ordinance?	yes?	yes	no			no		yes	yes		no	no	n/a
Buffer Maintenance													
Does the buffer ordinance specify that at least part of the buffer be maintained with native vegetation?							n/a		n/a	n/a	n/a	somewhat	n/a
Does the buffer ordinance outline allowable uses?							n/a		n/a	n/a	n/a		n/a
Does the ordinance outline education mechanisms?							n/a		n/a	n/a	n/a		n/a
Clearing & Grading													
Is there any ordinance that requires or encourages preservation of natural vegetation at residential/commercial/ industrial development sites?			no			no	no		no	yes	n/a	yes	n/a
Are septic tanks (On-Site Disposal Systems) allowed in your community? Do reserve septic field areas need to be cleared of trees at the time of development?	no	n/a	no			no	no		no	no	no		no
Tree Conservation													
If forests of specimen trees are present at residential development sites, does some of the stand have to be preserved?	no		no			no	yes	yes	no	yes	n/a		no
Are the limits of disturbance shown on construction plans adequate for preventing clearing of natural vegetative cover during construction?	-		no			n/a	no	yes	yes	yes	no		yes
Land Conservation Incentives													
Are there any incentives to developers or landowners to conserve non-regulated land (e.g., open space design, non-regulated wetland preservation, density bonuses, stormwater credits, or lower property tax rates)?		no	no			no	yes		no	no	no		n/a
If so, which?	n/a					n/a				-	-		
Is flexibility to meet regulatory or conservation restrictions (e.g., density compensation, buffer averaging, transferable development rights, off-site mitigation) offered to developers?		no	no			no	no		yes	no	no		n/a
If so, which?	n/a					n/a	n/a		density bonus; mitigation	-	-		
Is there a transfer of development rights (TDR) program which allow landowners to transfer the right to develop one parcel of land to a different parcel for your community?		no	no			no	no		no	no	no		n/a
Storm water Outfalls													

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Is treatment of stormwater for <i>quality</i> improvement required before it is discharged?	no	no	yes			W.C. ord	yes	W.C. ord	yes, vortex systems	yes	W.C. ord	yes	all runoff detained
Are there effective design criteria for stormwater best management practices (BMPs)?	W.C. ord	no	no			W.C. ord	yes	W.C. ord	yes	yes	W.C. ord	yes	yes
If so, when were they last updated?	-		n/a						reviewed annually	Dec-04		2005	annually
Can stormwater be directly discharged into a jurisdictional wetland without pretreatment?	-	yes	no			n/a	no		no	no	no (W.C. ord)	no	no
Does a floodplain management ordinance exist that restricts or prohibits development within the 100-year floodplain?	yes - MDEQ	yes-fema	no			n/a	no	yes	no	yes	yes	yes	n/a
Does your community have a map of wetlands and if so, are they categorized?		no	no					no	no	yes, yes	n/a	no	yes
Is your community familiar with and encourage developers to consider Green Design Standards for development (i.e. for reduction of stormwater volumes, through ideas such as "Green Roofs," etc)?	yes	no	yes						no	no	no	yes	n/a
Land Runoff													
Are incentives available for landowners to use organic fertilizers as opposed to chemical applications for your community?	no	no	yes			no	no		no	no	no	no	no
Does your community provide incentives for landowners to test their soil for nutrient content?	no	no	no			no	no		no	no	no	yes	n/a
Does your community have a standard regarding irrigation activities on public and private land?	no	no	no			no	no		no	yes - public	no	no	n/a
Does your community have a standard regarding fertilizers, herbicide, and/or insecticide application rates? If so, please specify which one.	no	no	no			no	no		no	no	no	no	no
Farmland Preservation													
Does your community currently have an agricultural protection zoning (APZ) ordinance?	no	n/a	no			no	no		no	no	no	no	n/a
Does your community currently have a right-to-farm ordinance in addition to the state law?	no	n/a	no			no	no		no	no	no	no	n/a
Are "no-net-loss" farmland mitigation ordinances and policies in place in your community?	no	n/a	no			no	no		no	no	no	no	n/a
Additional Questions													
When were standards for development last updated?		1970s	2004			1980			a while	1997	1960's	2005	currently
Does your community's zoning ordinance dictate a maximum impervious percentage based on zoning classification? If so, please provide these percentages.	no	no	no			n/a			70%	no	no	no	no
Does your community have a wetland protection ordinance for wetlands?	per MDEQ	no	no			no	no	per MDEQ	per MDEQ	no	no		n/a
Who is responsible for enforcing soil erosion and sedimentation control (SESC) standards in your community? If the municipality is responsible for enforcement, do your standards vary from the County standards?	City. No variance	W.C.	Code Official			W.C. ord	City	City	City and WTA, no variance	City. No variance	City. No variance		City of Romulus
What is the allowable discharge rate for stormwater detention ponds in your community?	0.15	0.15				0.15	0.15	0.15	0.15	0.15	0.15	0.15	min 10 MGD
Does your community have an inspection program for private septic systems in your community?	no	complaint	no			no			no	no	n/a		n/a
Is there a floodplain ordinance (restricting development in floodplain)?	per MDEQ	yes-fema	no			n/a		yes	no	no	yes	yes	n/a
Is there a natural features ordinance?	no	no	no			no			no	yes	no	no	n/a
Is there a stormwater management ordinance? Has it been adopted from the County?	yes	yes, no water quality	no			W.C.		no	yes	W.C. ord	W.C. ord		all runoff detained

