



Combined Downriver Inter-Municipality Committee  
Summary of Codes & Ordinances Worksheet and  
Original BMP Selection Sheet

Codes and Ordinance Questions	Brownstown Twp	Grosse Ile Twp	Gibraltar	Huron Twp	Riverview	Romulus	Southgate	Taylor	Woodhaven	W-B School District	Wyandotte	Wayne County	WCAA
<b>Street Width</b>													
What is the range of allowable street widths in your community (ft)?	24	27	31	22+	27-30	27	27-41	31	27-37		22-60	n/a	n/a
Are the allowances flexible?					yes			no	no		yes		
<b>Right-of-way Width</b>													
What is the minimum right of way width for a residential street (ft)?	60; 40	60	60	60	6	60	60	60	60		50		n/a
<b>Vegetated Open Channels</b>													
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)?	yes	W.C. ord	yes	yes	yes	yes	no	yes	partially		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?	no	no	no	no	no	-	no	no	informally		no		n/a
<b>Parking Ratios</b>													
What is the minimum parking ratio for a professional office building (per 1000 sq ft of gross floor area)?	3.33	5	5	5 (usable area)	3.33 (usable area)	4		6	zoning		3.33		n/a
What is the minimum required parking ratio for shopping centers (per 1000 sq ft gross floor area)?	6.67	4	7	6.67 (usable area)	4 (usable area)	6.6		6.67	zoning		6.67		n/a
What is the minimum required parking ratio for single-family homes (per home)?	1	2	2	2	2	2		2	2		1		n/a
<b>Parking Codes</b>													
Is the use of shared parking arrangements promoted?	yes	upon approval	no	yes	yes	yes		yes	yes		yes		n/a
Are model shared parking agreements provided?	yes	no	no	no	no	no		yes	no		no		n/a
Are parking ratios reduced if shared parking arrangements are in place?	no	yes	yes	no	no	negotiable		yes	yes		yes		n/a
If mass transit is provided nearby, is the parking ratio reduced?	n/a	n/a	no	no	no	n/a		no	no		no		n/a
<b>Parking Lots</b>													
What is the minimum stall width for a standard parking space (ft)?	yes	9.5	10	10	9	10		10	9		8.5		10
What is the minimum stall length for a standard parking space (ft)?	yes	18.5	20	20	18.5	20		20	20		19		20
Are at least 30% of the spaces at larger commercial parking lots required to have smaller dimensions for compact cars?	yes	no	no	no	no	no		no	no		optional		no
Can pervious materials (e.g., gravel, pervious pavement) be used for spillover parking lots?	no	upon approval	no	no	no	no		no	upon approval		no		no
<b>Structured Parking</b>													
Are there incentives for developers to provide parking within garages rather than surface parking lots?	no	no	no	no	no	no		no	no		no		yes
<b>Parking Lot &amp; Other Runoff</b>													
Is a minimum percentage of a parking lot required to be landscaped?	yes	no	yes	yes	no	yes		yes	yes		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?	yes	no	no	yes		no	yes	no	no		yes		all runoff detained
Are car wash companies required/encouraged to retain and reuse wash water?	yes	no	no	yes	no	yes		no	yes		no	yes	yes
<b>Open Space Design</b>													
Are open space or cluster development designs allowed in your community?	yes	no	yes	yes	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	no	yes	yes	no	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)?	yes	upon approval	yes	yes	yes	no		yes	upon approval		yes	yes	n/a
<b>Sidewalks</b>													
Are sidewalks always required on both sides of residential streets?	yes	possibly	yes	no	no	no	yes	yes	yes-public streets		upon approval		n/a
Are sidewalks generally sloped so they drain to the front yard rather than the street?	no	no	no	depends	no	no	no	no	no		no		n/a
Can alternate pedestrian networks be substituted for sidewalks (e.g., trails through common areas)?	yes	upon approval	yes	yes	no	yes		no	upon approval		no		no
<b>Driveways</b>													
What is the minimum driveway width specified in the community (ft)?	8	W.C. ord	10	depends	8	10			10		8.5		n/a

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Can pervious materials be used for single-family home driveways (e.g. gravel, porous pavement, etc.)?	no	yes - gravel, other - upon approval	no	yes, depending	no	yes, depending		no	hard surface required		no		n/a
<b>Open Space Management</b>													
Does the community have enforceable requirements to establish associations that can effectively manage open space?	yes	yes	yes	no	no	yes		yes	yes		no		n/a
Are open space areas required to be consolidated into larger units and are greenway corridors encouraged?	yes	no/yes	negotiable	no	no	yes		no	at times		no		n/a
Does a minimum percentage of open space have to be managed in a natural condition (e.g., non-landscaped)?	yes/no	yes	negotiable	no	no	no		no	at times		no		n/a
Are allowable and unallowable uses for open space in residential developments defined?	yes	yes	no	no	yes	yes		yes	yes		yes		n/a
Can open space be managed by a third party using land trusts or conservation easements?	in future	yes	no	yes		yes			no		yes		no
<b>Rooftop Runoff</b>													
Can rooftop runoff be discharged to yard areas?	no	yes	yes	yes	yes	yes	yes	no	yes		yes	yes	n/a
Do current grading or drainage requirements allow for temporary ponding of stormwater on yards?	no	no	no	no	no	no	yes	no	yes, depending		no	yes	n/a
<b>Buffer Systems</b>													
Is there a stream buffer ordinance in the community?	yes	no	no	no	no	no		no	W.C.		no	yes	no
If so, what is the minimum buffer width (ft)?	25	n/a	n/a	n/a	n/a	n/a		n/a	n/a		n/a	25	
Is there a wetland buffer ordinance in the community?	yes		no	no	no	no		no	no		no	yes	n/a
If so, what is the minimum buffer width (ft)?	25		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?	-	no	no	n/a	no	n/a		no	no		n/a	yes	n/a
Is there a local floodplain ordinance?		yes		no	yes		yes	yes	yes		no	no	n/a
<b>Buffer Maintenance</b>													
Does the buffer ordinance specify that at least part of the buffer be maintained with native vegetation?	no		no	n/a	no	n/a		n/a			n/a	somewhat	n/a
Does the buffer ordinance outline allowable uses?	no			n/a	no	n/a		n/a			n/a		n/a
Does the ordinance outline education mechanisms?	no			n/a	no	n/a		n/a			n/a		n/a
<b>Clearing &amp; Grading</b>													
Is there any ordinance that requires or encourages preservation of natural vegetation at residential/commercial/ industrial development sites?	yes	yes	yes	yes	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?	n/a	no	n/a	yes	no	no		no	n/a		no		no
<b>Tree Conservation</b>													
If forests of specimen trees are present at residential development sites, does some of the stand have to be preserved?	yes	yes	negotiable	yes	no	yes	yes	no	due regard shown		n/a		no
Are the limits of disturbance shown on construction plans adequate for preventing clearing of natural vegetative cover during construction?	yes	depends	yes	yes	yes	no	yes	yes	no		no		yes
<b>Land Conservation Incentives</b>													
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)?	yes	no	yes	yes	no	yes		no	no		no		n/a
If so, which?			density bonus	density bonus							-		
Is flexibility to meet regulatory or conservation restrictions (e.g., density compensation, buffer averaging, transferable development rights, off-site mitigation) offered to developers?	yes	yes	yes	yes	no	no		yes	yes		no		n/a
If so, which?		case-by-case	density bonus	mitigation		n/a		density bonus; mitigation	density bonus		-		
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	yes	no	no		no	no		no		n/a
<b>Storm water Outfalls</b>													

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Is treatment of stormwater for <i>quality</i> improvement required before it is discharged?	yes	W.C. ord	yes	no	yes	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)?	yes	W.C. ord	W.C. ord	W.C. ord	yes	yes	W.C. ord	yes	yes		W.C. ord	yes	yes
If so, when were they last updated?			Aug 2003					reviewed annually				2005	annually
Can stormwater be directly discharged into a jurisdictional wetland without pretreatment?	-		no	yes	no	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?	no	yes	yes	yes	yes	no	yes	no	yes		yes	yes	n/a
Does your community have a map of wetlands and if so, are they categorized?		yes/no		no	no		no	no	no		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)?		no		no	no			no	no		no	yes	n/a
<b>Land Runoff</b>													
Are incentives available for landowners to use organic fertilizers as opposed to chemical applications for your community?	no	no	no	no	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		no	yes	n/a
Does your community have a standard regarding irrigation activities on public and private land?	no	no	no	no	no	no		no	no		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	no
<b>Farmland Preservation</b>													
Does your community currently have an agricultural protection zoning (APZ) ordinance?	no	no	no	no	n/a	no		no	n/a		no	no	n/a
Does your community currently have a right-to-farm ordinance in addition to the state law?	yes	no	no	no	n/a	no		no	no		no	no	n/a
Are "no-net-loss" farmland mitigation ordinances and policies in place in your community?	no	no	no	no	n/a	no		no	no		no	no	n/a
<b>Additional Questions</b>													
When were standards for development last updated?		2002		1980s-90s	Jan 2005			a while	Oct 2003		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		yes	no			70%	no		no	no	no
Does your community have a wetland protection ordinance for wetlands?	no	yes	no	no	no	no	per MDEQ	state regulated	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?	W.C.	W.C.	City. No variance	W.C.	City	City	City	City and WTA, no variance	W.C.		City. No variance		City of Romulus
What is the allowable discharge rate for stormwater detention ponds in your community (cfs/acre)?	-	0.15	0.2		0.15	0.15	0.15	0.15	0.15		0.15	0.15	min 10
Does your community have an inspection program for private septic systems in your community?		W.C.		W.C.	no			no	n/a		n/a		n/a
Is there a floodplain ordinance (restricting development in floodplain)?		no		yes	no		yes	no	yes		yes	yes	n/a
Is there a natural features ordinance?		yes		yes	no			no	somewhat		no	no	n/a
Is there a stormwater management ordinance? Has it been adopted from the County?		W.C. ord			W.C. ord		no	yes	in future		W.C. ord		all runoff detained



