

## ISSUES: BUILDING HEIGHT, STORES, SIZE AND SCALE

### BUILDING HEIGHT

#### The Arcadia Zoning Ordinances:

- **Chapter 2 Definitions, BUILDING HEIGHT, states:** *In the case of a principal building, the vertical distance measured from the average finished grade to the highest point of flat roofs, to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs.*
- **Section 12.04 Area Regulations, (c) Maximum Building Height, states:** *35 feet.*

**RESPONSE:** *The proposed building is designed to be within the maximum height regulation. The proposed building is within the height regulation when measured from finish grade to (1) the average distance from lowest eave to highest ridge and (2) the distance of the average distance of the multiple eaves to ridges. Again, both measurements are within the maximum building height regulation.*

### STORY

#### The Arcadia Zoning Ordinances:

- **Chapter 2 Definitions, STORY, states:** *That portion of a building, other than a basement or mezzanine, included between the surface of any floor and the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it.*

*A "mezzanine" floor shall be deemed a full story only when it covers more than fifty percent of the area of the story underneath said mezzanine, or, if the vertical distance from the floor next below it to the floor next above it is twenty-four feet or more.*

#### The Michigan Building Code:

- **Section 505.2 Mezzanines, states:** *A mezzanine or mezzanines in compliance with Section 505.2 shall be considered a portion of the story below. Such mezzanines shall not contribute to either the building area or number of stories as regulated by Section 503.1.*

**RESPONSE:** *The proposed building shall have a mezzanine area that shall not exceed 50% of the area of the story underneath.*

### SIZE AND SCALE

#### The Arcadia Zoning Ordinances:

- **SECTION 12.03 SPECIAL LAND USES, (c), states:** *Hotels and motels provided such uses are similar in size and scale to other buildings along Arcadia Lake and do not exceed two stories in height.*

***RESPONSE: The only place in the Zoning Ordinances Chapter 12 Restricted Commercial that mentions “size and scale” of a building is Section 12.03, Subsection (c). Also, there is no pattern or similarity in the size and scale of existing buildings along Arcadia Lake. Also, this ordinance applies only to building used for hotels and motels but does not apply to buildings used for restaurants, residential, or any other use. Furthermore, the Zoning Ordinances Chapter 12 Restricted Commercial allow for a 4500sf footprint and 35 foot building height, and the size and scale of the proposed building will not exceed these maximums.***