



CITY OF GROSSE POINTE WOODS
20025 Mack Plaza Drive
Grosse Pointe Woods, Michigan 48236-2397

(313) 343-2440
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NOTICE OF MEETING

COMMISSIONS:		COMMITTEES:		BOARDS:	
Beautification Advisory		Building Authority		Board of Canvassers	
Citizens' Recreation		Compensation & Evaluation		Board of Review	
Community Tree		Construction		Construction Board of Appeals	
Election		Finance		Downspout Board of Appeals	
Historical		Fireworks		Pension	
Local Officers Compensation		Mack Ave Business Study			
Planning Workshop	X	Public Relations			
Senior Citizens'					

PUBLIC INVITED: IN ACCORDANCE WITH PUBLIC ACT 267 OF 1976 (OPEN MEETINGS ACT), ALL MEMBERS OF THE GROUP SELECTED ABOVE, AS WELL AS THE GENERAL PUBLIC, ARE INVITED TO ATTEND THE FOLLOWING MEETING ON **TUESDAY, SEPTEMBER 27, 2011 AT 6:30 P.M.** IN THE CITY HALL **CONFERENCE ROOM**, 20025 MACK AVENUE, GROSSE POINTE WOODS.

AGENDA OF MEETING

1. Call to Order
2. Roll Call
3. Continued Discussion: GPW Ordinance #50-370(2)h
Pertaining to Used and Second-Hand Goods
 - A. City Council Excerpt – 04/18/11
 - B. PC Excerpt – 05/24/11
 - C. City Council Excerpt – 08/01/11
 - D. PC Excerpt – 08/23/11
 - E. E-Mail – 09/20/11 – PS Director (Pazuchowski)
 - F. Memo – 08/22/11 – Building Official (Tutag)
 - (1) GPW Ordinance, Sections #50-369 - #50-370(2)h
 - (2) GP City Ordinance, Sections #90-344 & #90-306
 - (3) GP Farms Ordinance, Articles VIII & IX
 - (4) GP Park Ordinance, Section #27-52
 - (5) Novi Ordinance, Sections #900A – #902A
 - (6) Ann Arbor Ordinance, Sections #78-160 - #78-161
4. New Business
5. Adjournment

cc:
Mayor Novitke and City Council (7)
City Adm. Fincham
Post (8)
PC Members (8)
File

3.A.

COUNCIL EXCERPT
04-18-11

Richard Trute spoke in favor of an **amendment to Section 50-372(2)(h)**.

Motion by Sucher, seconded by Granger, regarding amending the retail ordinance restricting resale, particularly Sec. 50-372(2)(h), that the City Council refer this item to the Planning Commission for a recommendation back to the City Council.

Motion carried by the following vote:

Yes:	Bryant, Granger, Howle, McConaghy, Novitke, Sucher
No:	None
Absent:	Ketels

PLANNING COMMISSION EXCERPT
05/24/11

The next item on the agenda was **Discussion: Consignment Businesses in Grosse Pointe Woods**. Building Official Tutag gave an overview of Section 50-370(2)(h) regarding regulations of a consignment business and does not recommend any changes.

Motion by Dickinson, seconded by Fuller, that the Planning Commission recommend to Council that no changes be made to **Section 50.370(2)(h)** of the City Code regarding **consignment businesses**.

MOTION CARRIED by the following vote:

YES: Dickinson, Evola, Fuller, Gilezan, Hamborsky, Richardson, Vaughn

NO: None

ABSENT: Nederhood, Vitale

Motion carried by the following vote:

Yes: Bryant, Granger, Howle, Ketels, McConaghy, Novitke, Sucher
No: None
Absent: None

Motion by McConaghy, seconded by Granger, regarding the Neighborhood Club's previous request for a use variance, that the City Council direct the Planning Commission to take a second look at **Ordinance No. 50-370(2)(h)** as it pertains to used and second-hand goods.

Motion carried by the following vote:

Yes: Bryant, Granger, Howle, Ketels, McConaghy, Novitke, Sucher
No: None
Absent: None

Planning Commission Excerpt
08/23/11

Discussion ensued regarding **City Ordinance #40-370(2)(h)**. The Building Official provided an overview, which included the neighboring Grosse Pointe communities ordinances, and he requested direction from the Planning Commission as to what additional information the Commission may need to consider any changes to the Zoning ordinance.

Following discussion, there was a consensus of the Commission to schedule a workshop on September 27, 2011, prior to the regular Commission Meeting. The Chair stated he would prepare a report based on tonight's discussion for further discussion at a workshop and asked the Building Official to provide additional information regarding regulations, property values, and comparables.

Gene Tutag

3E

From: Andrew Pazuchowski
Sent: Tuesday, September 20, 2011 3:46 PM
To: Gene Tutag
Cc: Alfred Fincham
Subject: RE: Resale/Secondhand Businesses

Gene:

I would caution the Planning Commission regarding a decision to amend the zoning ordinance to allow for the sale of used or secondhand merchandise in our Commercial District.

Precious Metals and Gem Dealers are regulated under state law, P.A. 95, 1981, which requires record keeping and identification from the customer, and gives authority to the County Sheriff or local police agency to enforce. Resellers are only required to obtain a tax license from the Michigan Department of Treasury; the absence of state regulations and authority to enforce will increase the Reseller's chances of receiving stolen property.

Respectfully,

Andrew Pazuchowski
Director of Public Safety
Chief of Police/Fire
apazuchowski@gpwmf.us
313-343-2420



From: Gene Tutag
Sent: Tuesday, September 20, 2011 2:04 PM
To: Andrew Pazuchowski
Cc: Alfred Fincham; Sue Stewart
Subject: Resale/Secondhand Businesses

Andrew,

The Planning Commission, at the direction of the City Council is discussing possibly amending the zoning ordinance to allow the sale of used or secondhand merchandise goods in the Commercial District.

The majority of these businesses I am sure operate in a legitimate and professional manner. However, It would seem that these types of businesses could provide a convenient market for the conversion of stolen goods into cash.

It is my understanding that unlike a pawn shop, secondhand and consignment businesses are not regulated.

Please provide your thoughts and the possible ramifications of allowing these types of businesses in the city by Thursday.

Thanks

GT


3.F.

CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT

MEMORANDUM

TO: Planning Commission

FROM: Gene Tutag, Building Official 

DATE: August 22, 2011

SUBJECT: Continued Discussion Regarding GPW Ordinance 50-370(2)h
Pertaining to Used and Second Hand Goods

There have been two recent requests from commercial property owners for businesses that sell 100% used merchandise that have been denied.

The Planning Commission has been asked by the City Council to take a second look at Section 50-372(2) h as it pertains to used and secondhand goods.

The current language reads as follows:

50-372(2) h Medical clinics and centers, provided that the provisions of this subsection shall not be interpreted so as to permit sanitariums, hospitals, convalescent homes, rest homes, nursing homes or rooming houses of the like in C districts.

The provisions of this subsection (2) shall not be construed or interpreted so as to permit the operation of a pawnshop, or of a business wherein the purchase, exchange or sale of used or secondhand clothing, wearing apparel or personal effects, or used or secondhand furniture or household effects, is conducted. This provision shall apply with like effect where such articles are handled upon consignment, or as the agent for the owner thereof. The prohibition relating to selling used or secondhand goods, clothes and materials shall not apply to antique stores or businesses selling no more than 25 percent of such goods.

As stated above, used goods can be sold in the C Commercial District provided that the business sells no more than 25% of such goods or if the business is an antique store.

Attached as requested are copies of ordinances from Grosse Pointe City, Grosse Pointe Farms and Grosse Pointe Park. The Grosse Pointe Woods Ordinance appears to be the least restrictive as it relates to used or second hand good sales. The cities of Plymouth and Novi ordinances are also attached.

Not all cities are alike nor should they be. A central theme of land use zoning is allowing people to live in the kind of surroundings they desire. Some communities may be more tolerant of certain kinds of, or higher concentrations of, certain commercial activities than others. The

City of Grosse Pointe Woods commercial zoning is somewhat unique in that only two commercial zoning classifications exist, the C Commercial Business District and the C-2 High Intensity City Center District. The latter occupying a two block area on the southern border of the city. Grosse Pointe Woods commercial districts are for the most part separated from residential uses by a 24 foot wide alley.

The majority of secondhand and resale shops operate in a professional and legitimate manner. However, it would be difficult to allow only “upscale” or “charitable” types of resale while excluding others such as used auto parts or appliances. A resale or consignment store could provide a convenient market to convert stolen goods into cash, as these types of businesses are not regulated (see e-mail from Public Safety Director Pazuchowski). The protection of the adjacent residential and commercial neighborhoods from uses that may be objectionable should be part of the discussion.

Michigan requires that zoning be based on a Master Plan. The City Council adopted the current Master Plan on May 1, 2006 and input from the public was an integral part of the process. Once the Master Plan is adopted, all future rezoning decisions and changes to district language should be consistent with the plan. The Master Plan is required by the enabling act to be reviewed every five years; our Master Plan was reviewed by the Planning Commission on March 22, 2011. No modifications to the Master Plan to include uses of this nature were recommended as a result of the review.

Based upon the conclusion that including resale or secondhand retail as permitted uses by right in the commercial district would be inconsistent with the Master Plan, it is recommended that no changes to Section 50-370(2)h be made at this time.

If the Planning Commission recommends allowing resale and consignment shops as a permitted use in the C Commercial District, definitions for these uses need to be added to the zoning ordinance. A concentration of these uses in one area may impact surrounding businesses and residences. A minimum distance between these shops should be considered. These uses, if allowed, should be treated as special land uses with requirements and conditions deemed appropriate by the Planning Commission.

GPW

(1)

DIVISION 7. C COMMERCIAL BUSINESS
DISTRICT

Sec. 50-369. Purpose.

The C commercial business district is intended to be that permitting retail business and service uses which are needed to serve the nearby residential areas. In order to promote such business development insofar as it is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic or late hours of operation. The intent of this district is also to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations and avoid the continuance of encouraging marginal strip business development along major streets.

(Code 1975, § 5-8-1; Code 1997, § 98-201)

Sec. 50-370. Permitted uses.

In all C districts, no building, structure or premises shall be used and no building or structure shall be erected or altered which is arranged, intended or designed to be used for other than one or more of the following purposes:

- (1) All uses permitted in R-1 and R-2 districts; provided, however, that there shall be no residential or living quarters erected, constructed, arranged or used as part of any building or structure erected, altered, arranged or designed for commercial purposes.
- (2) Retail business for local or neighborhood needs to the following limited extent:
 - a. The sale and manufacture of baked goods, or the sale of confectionery, dairy products, delicatessen, fruits, vegetables, groceries, meats or food products; provided that the provisions of this subsection shall not be construed so as to permit the housing of live poultry or animals on the premises which are to be sold there-

from or which are to be slaughtered or processed into food or food products thereon.

- b. The sale of dry goods and variety merchandise.
- c. The sale of men's and boy's furnishings, shoes and hats, and women's ready-to-wear, furs, millinery, apparel and accessories.
- d. The sale of china, floor coverings, hardware, household appliances, radios, paint, wallpaper, materials and objects for interior decorating, or furniture.
- e. The sale of books, magazines, newspapers, cigars, drugs, flowers, gifts, music, photographic goods, sporting goods or stationery.
- f. Restaurants, lunchrooms and cafeterias and places for the sale of soft drinks, juices, ice cream and nonalcoholic liquors, but excluding places or businesses providing dancing or entertainment and places where food or beverages are dispensed to or served in automobiles parking on private property adjacent to and in connection with such establishments or are dispensed or served from an outside counter.
- g. Service establishments, barbershops, beauty shops, custom tailor shops, laundry agencies, self-service laundries or cleaning establishments, shoe repair, dry cleaning, and pressing and tailor shops in which only non-explosive and nonflammable solvents are used and where no work is done on the premises for retail outlets elsewhere.
- h. Medical clinics and centers, provided that the provisions of this subsection shall not be interpreted so as to permit sanitariums, hospitals, con-

valescent homes, resthomes, nursing homes or rooming houses or the like in C districts.

The provisions of this subsection (2) shall not be construed or interpreted so as to permit the operation of a pawnshop, or of a business wherein the purchase, exchange or sale of used or secondhand clothing, wearing apparel or personal effects, or used or secondhand furniture or household effects, is conducted. This provision shall apply with like effect where such articles are handled upon consignment, or as the agent for the owner thereof. The prohibition relating to selling used or secondhand goods, clothes and materials shall not apply to antique stores or businesses selling no more than 25 percent of such goods.

- (3) Business offices as follows: Real estate, insurance and other similar offices and the offices of the architectural, clerical, engineering, legal, dental, medical or other established recognized professions in which only such personnel are employed as are customarily required for the practice of such business or profession.
- (4) Funeral homes or mortuaries.
- (5) Automotive services as follows: Automobile sales and service buildings owned and operated by a duly authorized and franchised dealer in new automobiles, together with a space provided for the outside storage of used cars which have been acquired in connection with the operation of such automobile sales business, which outside storage space shall be immediately adjacent to the property used for automobile sales and service and shall be limited in area to a space not exceeding 50 percent of the ground floor area of the building structure used for automobile sales and services, but in no event shall such space exceed 50 percent of the Mack Avenue frontage occupied by such automobile sales and service business. Where

public safety shall require, barriers shall be erected as may be directed by the department of public safety, and such property so used shall be properly graded, drained and surfaced with concrete or asphalt. No lighting system shall be permitted whereby overhead wires equipped with lighting fixtures or bulbs are strung over or across such property. No advertising of price or the like shall be placed upon any used car stored on such area, but one sign of not more than ten square feet in area shall be permitted to advertise the sale of used cars, provided that nothing in the provisions of this section shall be interpreted to permit or allow the operation of used car sales lots as such.

- (6) Advertising billboards and poster boards designed to advertise the sale or lease of property upon which such sign shall be located, provided that not more than one such sign shall be permitted on any one parcel of property; and signboards attached to, erected upon or painted upon any building advertising the business conducted in such building or structure; provided that such advertising billboards, poster boards and signboards shall conform in size, location, structure requirements and other regulations and restrictions as contained in chapter 32, pertaining to signs, the provisions of which shall control.
- (7) Miscellaneous business establishments as follows: Businesses which are not obnoxious or offensive to the locality by reason of the emission of odor, fumes, dust, smoke, waste, vibration or noise; provided that there is not in connection therewith any manufacturing, repairing, converting, altering, finishing or assembling except that which is incidental to such retail business for local or neighborhood service, and upon which not more than five mechanics or workers are customarily engaged. The limitation on the number of mechanics or workers employed shall not apply to auto salesrooms or service stations, it being the intent of this subsection to prohibit

(2)

Sec. 90-344. Specifically prohibited uses.

In order to clarify the type of permitted uses in the T-1 district, the following uses, among others, are specifically prohibited:

- (a) Pawn shops.
- (b) Currency exchanges.
- (c) Payday loan stores.
- (d) Resale shops.

(Ord. No. 389, § VII, 10-19-09)

GPC.

(3)

ARTICLE VIII*

B-1 LOCAL BUSINESS DISTRICTS

PREAMBLE:

The B-1 Local Business Districts are intended to provide suitable locations for those commercial activities which primarily serve the residents of the surrounding neighborhood and are compatible within themselves and are not detrimental or injurious to contiguous residential areas.

SEC. 800. PRINCIPAL USES PERMITTED: The following specified uses are permitted provided that such uses do not include the operation of any machine or conduct of any activity which is offensive by the reason of the emission of odor, fumes, dust, smoke, waste or noise:

1. Convenience and personal service type stores and shops such as grocery, drugs, hardware, variety, clothing, furniture, barber and beauty, but excluding auto service stations;
2. Executive, administrative, banking, financial, legal, real estate, insurance, engineering, medical and dental offices, medical clinics, and offices for similar occupations.
3. Eating establishments not in the character of a "drive-in" or "open front" facility.
- 4.* Automatic teller machines upon approval of the Police Chief if he finds that such machines (1) are self-contained and separated from the main business area and building interior, (2) are continuously visible from an adjoining right-of-way, (3) are well-lighted and (4) contain a continuously operating surveillance camera satisfying standards established from time to time by the Directors of Public Safety. The Director of Public Safety may order the discontinuation of any automatic teller machine that does not meet the foregoing requirements, whether or not such machine was in operation prior to the enactment of such requirements.
5. Accessory buildings and uses customarily incidental to any permitted use.
- 6.* Off-street parking in accordance with ARTICLE XV.
7. Outdoor or open air sales by temporary permit granted by the City Council for a specified period of time, if the outdoor or open air sale will not interfere with safe pedestrian flow in public rights-of-way.
8. Storage of goods is permitted if such goods are kept within a building.

* Art. VIII Am., Apr. 2, 1984, Ord. No. 270

* Sec. 800, Par. 4 Am. Sept. 9, 2002, Ord. No. 362

* Sec. 800, Par. 6 Added, Apr. 5, 1976, Ord No. 206

SEC. 801. CONDITIONAL USES:

The following uses shall be permitted if (1) the City Council finds that the conditions imposed for each use are met, (2) the City Council approves a site plan for the project and (3) the City Council finds that the criteria of Article XXV are met.

1. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulatory stations, provided that goods are stored in a fully enclosed building.
2. Drive-in windows accessory to a bank or other financial institution provided that sufficient space is provided for vehicles in line to use the drive-in window and such traffic will not interfere with pedestrian or automobile flows.
3. Other uses which are reviewed by the City Council and are found by the Council to be similar to and having the same general character as enumerated principal uses and which are not injurious to the surrounding uses.
- 4.* Satellite disc or dish antennas or receivers provided the City Council finds such structures will be adequately landscaped or fenced to screen them from view from public rights of way and adjacent properties.

A site plan for a satellite antenna shall include (1) the proposed location of the antenna and detailed plans and specifications indicating its size, weight, color and specific materials to be used in construction of the antenna; (2) the proposed method of screening the antenna from public view, and (3) any other pertinent information necessary to evaluate the proposed antenna and its location.

SEC. 802. AREA AND BULK REQUIREMENTS:

See ARTICLE XIII, SCHEDULE OF REGULATIONS, limiting the height and bulk of buildings, and the minimum size of lot permitted by land use.

SEC. 803.* REQUIRED CONDITIONS:

Any trade, profession or business use permitted in a B-1 Local Business District shall not conduct trade or business between the hours of 12:00 midnight and 6:00 a.m. unless, after application and hearing before the City Council pursuant to Article XXV hereof, it is determined to be in the interest of the public health and welfare to allow such business to operate during such hours.

* Sec. 801, Par. 4 Added, Oct. 22, 1984, Ord No. 273

* Sec. 803 Added, June 12, 1989, Ord No. 298

ARTICLE IX

B-2 COMMERCIAL DISTRICT

PREAMBLE:

The B-2 Commercial Districts as herein established are intended to provide suitable locations for those commercial activities which function relatively independent of intensive pedestrian traffic and proximity of other firms. These activities, primarily because of their relation to one another, require direct auto access and visibility from the road. These activities, however, may share common parking areas directly accessible to each.

SEC. 900. PRINCIPAL USES PERMITTED:

In a B-2 Commercial District the use of land, the creation and erection of new buildings or structures, and the alteration and enlargement of existing buildings or structures shall conform to the following specified uses unless otherwise provided in this Ordinance:

1. Any use permitted in the B-1 District.
2. Shoe repair, clothes cleaning or laundry.
3. Any retail business whose principal activity is the sale of merchandise in an enclosed building.
4. Eating and drinking establishments, not in the character of a "drive-in" or "open front" facility.
5. Appliance sales and repair shops, including heating, plumbing and electrical supplies.
6. Auto service stations, except garages in which the principal use is auto repair.
7. Parking in accordance with ARTICLE XV, GENERAL PROVISIONS.
8. Accessory buildings and uses customarily incidental to any of the above permitted uses.

SEC. 901. SITE CONSIDERATIONS:

In reviewing the plans and approving the application of this Section to a particular site, the City Council shall require the following:

1. The site considerations required in Section 801 shall be required for all uses in Section 900 where applicable.

SEC. 902.* USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted after review of the site plan by the City Council, subject to the conditions herein imposed for each use:

1. Public utility buildings, telephone exchange, transformer station and substation, and gas regulator station with all storage fully enclosed within a building.
2. Outdoor or open sales by temporary permit may be granted for a specified period of time. It shall be found that outdoor or open sales will not interfere with safe pedestrian flow in public rights-of-way.
3. Other uses if (1) the City Council finds such use is similar to and has the same general character as enumerated principle uses and is not injurious to the surrounding uses, (2) the City Council approves a site plan for the project and (3) the City Council finds the criteria of Article XXV are met.
4. Satellite dish or disc antennas or receivers provided the City Council finds such structures will be adequately landscaped or fenced to screen them from view from public rights of way and adjacent properties. Such antennas or receivers shall be located as required by Article XIII.

A site plan for a satellite antenna shall include (1) the proposed location of the antenna and detailed plans and specifications indicating its size, weight, color and specific materials to be used in construction of the antenna; (2) the proposed method of screening the antenna from public view, and (3) any other pertinent information necessary to evaluate the proposed antenna and its location.

SEC. 903. AREA AND BULK REQUIREMENTS:

See ARTICLE XIII, SCHEDULE OF REGULATIONS, limiting the height and bulk of buildings, and the minimum size of lot permitted by land use.

SEC. 904.* REQUIRED CONDITIONS:

Any trade, profession or business use permitted in a B-2 Commercial District shall not conduct trade or business between the hours of 12:00 midnight and 6:00 a.m. unless, after application and hearing before the City Council pursuant to Article XXV hereof, it is determined to be in the interest of the public health and welfare to allow such business to operate during such hours. Notwithstanding the foregoing, any establishment possessing a valid Class C License for the service of alcoholic beverages shall not conduct trade or business other than during the hours established by the Michigan Liquor Control Commission.

* Sec. 902, Par. 4 Added, Oct. 22, 1984, Ord No. 273

* Sec. 904 Added, June 12, 1989, Ord. No. 298

6PD
The B-1 Local Business Districts, as herein established, are designed to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas.

Sec. 27-52. Principal Uses Permitted.

In a Local Business District, no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses unless otherwise provided did in this Ordinance:

u. All uses permitted and uses permitted subject to special conditions in the OS-1 Office Service District;

v. Mercantile establishment for the sale of new goods at retail;

w. Catering establishments, not including catering halls;

x. Dry cleaning establishment;

y. Florist shop;

z. Restaurant, not including establishments serving alcoholic beverages;

aa. Shoe repair shop;

bb. Tailor shop;

cc. Uses similar to those above enumerated and consistent with the maintenance of the suburban residential nature of the community, provided the Board of Appeals shall have made a finding that such use is in fact similar and so consistent.

Sec. 27-53. Required Conditions.

(11) All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises where

(5)

Sec. 900A. - Intent.

The intent of the GE, Gateway East District is to encourage high-quality and distinctive development that will complement and support the City's Main Street/Town Center area. The Gateway East District will reflect an inviting and vibrant identity for the easterly gateway to the City's Town Center area while requiring land use planning and development techniques that result in a pleasing, compatible, visual presence. Assembly of small lots and long, narrow lots into larger development parcels is anticipated and encouraged in order to prevent typical and poorly coordinated lot-by-lot development with multiple access points. Minimum lot and frontage thresholds are established to further this objective. Shared parking is strongly encouraged, and vehicular and pedestrian connections between sites may be required. For the Special Development Option, building heights are greater than most traditional commercial districts. Setbacks are reduced commensurate with traditional town development patterns. The GE district also has a significant pedestrian orientation providing sidewalks, lighting and amenities such as plazas, pocket parks and other features that are inviting to pedestrians. The intent of this District is to make provision for uses which have a community orientation, and are less intense than the regional uses permitted in the Main Street and Town Center areas, with the view of providing a mutually supportive transition to such Main Street and Town Center areas.

Quality of life issues inherent in the intent of this Ordinance shall be addressed and demonstrated in development proposals. Quality of life issues may include, but are not limited to, open space, sense of place considerations, land use adjacency, traffic flow and access management, building mass, building placement, siting and compatibility, architectural features, environmental resource protection and landscape design, lighting, and review findings by the Planning Commission and City Council that a development plan creates an environment that adequately considers those impacted by the development, i.e., residents, customers, tenants, landowners, etc, within a context to achieve the gateway transition to the City's Main Street and Town Center areas.

It is the further intent of this Article to create a Special Development Option to provide greater flexibility for the achievement of the objectives of the GE District by authorizing use of Special Development regulations with the view of: permitting quality residential development and facilitated mixed use developments including multiple family residential, office and limited commercial; encouraging the use of land in accordance with its character and adaptability; conserving natural resources and natural features; encouraging innovation in land use planning; providing enhanced housing, cultural, and recreational opportunities for the people of the City; and bringing about a greater compatibility of design and use between and among neighboring properties. Applicants using the Special Development Option shall adequately demonstrate the intent of this district, including the quality of life issues and special design features noted herein.

(Ord. No. 03-18.154, Pt. I, 9-8-03)

Sec. 901A. - Gateway East Boundaries.

It is the intent of this ordinance to include within the GE District properties as depicted and described as the Town Center Gateway area on the City of Novi Master Plan for Land Use, as shown on the Town Center Gateway Area map which appears at the end of this Article. It is also the intent of this Ordinance to include within the GE district properties located at the northeast and southeast corners of Meadowbrook Road and Grand River Avenue that have frontage on both streets.

(Ord. No. 03-18.154, Pt. I, 9-8-03)

Sec. 902A. - Principal Permitted Uses.

In the GE district, no building, structure or land shall be used and no building or structure shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1.

Office Uses:

a.

Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, drafting, and marketing.

b.

Medical offices, including laboratories (non-research) and clinics.

c.

Financial institutions, financial advisors, and stock brokerages.

d.

Real estate establishments

2.

Restaurants (sit down) up to a maximum of 125 seats, or other places serving food or beverage, excluding those having the character of a drive-in or having a drive through window. Outdoor dining may be permitted, subject to approval at the time of preliminary site plan review, if the applicant demonstrates that, as proposed, such outdoor use shall be compatible with surrounding uses, be consistent with pedestrian movement (including an unobstructed pedestrian path at least six (6) feet in width), be consistent with the intent of this Article as herein stated, and be subject to the standards of Section 2524, Outdoor Restaurants. Proposals for outdoor seating for an existing restaurant within the GE District may be reviewed and approved administratively.

3.

Publicly Owned and Operated Parks.

4.

Retail Business Uses:

a.

Bakeries, products of which are produced and sold principally at retail on premises.

b.

Bookstores, gift shops, news stands.

c.

Coffee shops.

d.

Tobacconist

e.

Clothing and specialty clothing establishments

f.

Apothecary shop

g.

Art gallery

h.

Specialty and gourmet grocers, charcuterie

i.

Needlepoint, embroidery shop

j.

Pet store, pet supply store, wild bird supply store

k.

Garden art and specialty garden supply

l.

Hardware store

m.

Jeweler, specialty jeweler

n.

Bridal salon

o.

Ice cream, confectionery establishments.

p.

Studios: photograph, art, music, dance.

q.

Dry cleaning/laundry outlets dealing directly with the consumer. Central dry cleaning plants serving more than one retail outlet shall be prohibited.

r.

Hobby and craft stores.

s.

Furniture

t.

Antique stores (not **resale**)

u.

Specialty sporting goods and apparel

v.

Deli

w.

Bicycle shop

x.

Specialty toy store

y.

Communication equipment (e.g., cell phone) sales

5.

Retail Business Service Uses:

a.

Florist shops

b.

Locksmiths

c.

Automatic Teller Machines

d.

Photo finishing services

e.

Hair salons

f.

Stationers

g.

Shoe repair shops

h.

Watch and clock repair establishments

i.

Tailors

j.

Day spa

k.

Upholstery establishments

l.

Wedding/social event planners

m.

Interior designers

6.

Funeral Homes

7.

Post Office, Mailing Center

8.

Principal uses similar to those listed above as determined by the City Council.

9.

Uses customarily accessory to the above uses, as determined by the City Council.

10.

Uses with a drive through window are not consistent with the intent of the GE District.

(Ord. No. 03-18.154, Pt. I, 9-8-03; Ord. No. 18.211, Pt. II, 12-4-06)

(6)

Plymouth, Michigan, Code of Ordinances >> PART II - CODE OF ORDINANCES >> Chapter 78 - ZONING >> ARTICLE XV. - ARC ANN ARBOR ROAD CORRIDOR DISTRICT >>

ARTICLE XV. - ARC ANN ARBOR ROAD CORRIDOR DISTRICT [41]

Sec. 78-160. - Preamble.

Sec. 78-161. - ARC Ann Arbor Road Corridor District.

Sec. 78-162. - Schedule of regulations.

Sec. 78-163. - Parking requirements, layout, standards, and off-street loading and unloading.

Sec. 78-164. - Access management and drive-way standards.

[Copy link to clipboard](#)

Sec. 78-165. - Landscaping standards.

Sec. 78-166. - Character of landscaping, screening or buffering areas.

Sec. 78-167. - Specific landscaping, screening and buffering requirements.

Sec. 78-168. - Interior parking lot landscaping.

Sec. 78-169. - Signs.

Sec. 78-170. - Amendments.

Sec. 78-171. - Ann Arbor Road standard design details.

Secs. 78-172—78-179. - Reserved.

Sec. 78-160. - Preamble.

- (a) *District established.* Recognizing the importance of a viable Ann Arbor Road Corridor with well-planned, quality development, and further recognizing that a unified approach is the most effective, the city and the charter township have jointly established the ARC Ann Arbor Road Corridor District. This zoning district is based upon careful evaluation, study and plans completed by the two (2) communities with considerable input from the corridor businesses.

It has been agreed by both the city and the township, as the foundation for this zoning district, that creation of a common ARC zoning district presents opportunities for intergovernmental coordination, cost savings, consistent land use regulation, sound planning and reflects the traditional spirit of cooperation in the Plymouth community.

It is further acknowledged that creation of the ARC district does not change the independent authorities and powers of each unit of government to adopt, enforce and amend its zoning ordinance; however it is the intent of both bodies in creating this district that the regulations and effect of the ARC remain the same in both the city and the township. Therefore, by mutual agreement, variations which are not approved by both the township and the city are contrary to the intent of this district.

- (b) *Boundaries defined.* The boundaries of the ARC Ann Arbor Road Corridor District shall be as shown on the zoning map which accompanies this ordinance with all notations, references and other information shown there on and as prescribed on the official zoning maps of the City of Plymouth and Plymouth Charter Township, Wayne County, Michigan.

(Ord. of 6-7-04)

Sec. 78-161. - ARC Ann Arbor Road Corridor District.

- (a) *Purpose.* The Ann Arbor Road Corridor Zoning District is intended to establish uniform regulations applicable to the use of land, dimensions for building and site development, parking, landscaping and signage which accommodate and promote land uses which are compatible with the desired character of the corridor, and which conserve property values and long term stability of office, commercial and limited light industrial uses along the Ann Arbor Road Corridor. The Ann Arbor Road Corridor District is intended to accommodate a mixture of office, business and limited light industrial uses designed to serve the commercial needs of the general community in an attractive, well designed and functional environment.
- (b) *Principal uses permitted.* No building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this article:
- (1) Medical and dental offices and clinics and other professional offices.
 - (2) Administrative, executive and editorial offices.
 - (3) Real estate and other general business offices.
 - (4) Banks, credit unions, savings and loan associations, and similar financial institutions.

- (5) Schools for arts and crafts, photography and studios for music or dancing; training centers, business schools or private schools operated for profit.
 - (6) Private clubs and lodge halls.
 - (7) Mortuaries.
 - (8) Churches, temples, and similar places of worship, and other facilities incidental thereto.
 - (9) Personal service establishments which perform services on the premises such as: shoe repair, dry cleaning shops (without on-site processing), tailors and dressmakers shops, beauty parlors and barbershops, or any service establishment of an office-showroom or workshop nature of an electrician, decorator, dressmaker, tailor, shoemaker, baker, printer, upholsterer, or an establishment doing radio, television or home appliance repair, photographic reproduction, and similar establishments that require a retail adjunct and are of no more objectionable character than the aforementioned subject to the following provision: No more than five (5) persons shall be employed at any time in the fabrication, repair and other processing of goods.
 - (10) Retail establishments whose principal activity is the sale of merchandise in an enclosed building, including sales of groceries, meats, dairy products, baked goods or other foods, drugs, dry goods and notions or hardware.
 - (11) Business services such as mailing, copying and data processing.
 - (12) Restaurants, taverns, bars/lounges and other uses serving food and/or alcoholic beverages, where patrons are served while seated within a building occupied by such establishments.
 - (14) Bus stations.
 - (15) Commercial parking garages.
 - (16) Public schools.
 - (17) Accessory structures and uses customarily incidental to the above permitted uses.
- (c) *Special land uses.* The following uses may be permitted by the planning commission, subject to the conditions hereinafter imposed for each use, including the review and approval of the site plan by the planning commission; and the imposition of special conditions which, in the opinion of the commission, are necessary to fulfill the purposes of this article; and the procedures and requirements set forth in this article for special land use approval, including a public hearing.
- (1) Any other use not specified as a principal permitted use which the planning commission finds to not be inconsistent with the purposes of this article and which will not impair the present or potential use of adjacent properties.
 - (2) Child care centers not including overnight sleeping facilities, subject to the following conditions:
 - a. For each child permitted at the maximum licensed capacity of the facility, there shall be provided and maintained a minimum of 500 square feet of outdoor play area. Such play space shall have a total minimum area of not less than 3,000 square feet and shall be fenced and screened from any adjoining lot in any residential district.
 - b. All child care facilities shall be registered with or licensed by the State of Michigan where required, and shall comply with the minimum state standards for such facilities, in addition to those standards specified in this article. Proof of compliance shall be provided to the city upon request.
 - c. Adequate ingress, egress and circulation shall be provided. Vehicles must be able to easily circulate within and through the site to a designated pick-up/drop-off area without impeding circulation on the site or traffic on nearby roads. Adequate stacking space for the pick-up/drop-off area shall be provided.
 - (3) Commercial, medical and dental laboratories, not including the manufacturing of pharmaceutical or other products for general sale or distribution.
 - (4) Parochial and private schools.
 - (5) Municipal facilities, including municipal or other governmental offices, fire stations, post offices, community buildings, libraries, parks, playgrounds and park-n-ride lots.
 - (6) Hospitals and convalescent homes.
 - (7) Communication facilities, public utility transformer stations, sub-stations and gas regulator stations without outdoor service or storage yards subject to the following:
 - a. A front yard setback of not less than 50 feet shall be provided and two side yards and a rear yard shall be provided, each shall not be less than 25 feet in width.
 - b. When a transmission or relay tower, etc. is proposed as part of the facility, the tower shall be so located that it does not present a nuisance to abutting residential properties. The tower shall be so located on the subject property that the distance from the base of the tower to all points on each property line shall be not less than one and one-half (1½) times the height of the tower.
 - c. Such use shall be screened and buffered from nearby public rights-of-way and property in accordance with the requirements of this chapter.
 - (8) Large scale institutional uses, subject to the following:
 - a. The site shall have at least 150 feet of frontage on a major thoroughfare with an existing

or planned right-of-way of not less than 120 feet. All ingress and egress to the site shall be directly onto such major thoroughfares.

- b. The site shall be located within one half mile of interchange access to I-275, as measured along major thoroughfares.
 - c. All buildings, structures, and parking and loading areas shall be setback a minimum of 100 feet from any abutting residential zoning district. Such setback area shall be heavily landscaped so as to create a complete visual and physical separation between the two unlike land uses, forming an effective screen in compliance with the provisions of this chapter.
 - d. Traffic from events (including church worship services), and other large assemblies shall be controlled by the institution or by its agents so as to not create congestion or unreasonable delays on the public street. A schedule of expected frequency of events (including church worship services) and assemblies, a description of the method(s) of traffic control, and a traffic impact study and shall be presented to the planning commission for approval after review and comment on the plan by the police department.
 - e. Associated uses on the site such as schools, (if not the primary use) recreation centers, retreat facilities, conference centers, convents, and others shall meet all requirements of this chapter for such uses.
 - f. All parking spaces and aisles shall be screened from off-site view by any one or a combination of the following:
 - 1. Screening mound or berm.
 - 2. Dense landscaping.
 - 3. Solid wall with planting strip.
 - 4. Changes in grade through the use of retaining walls, or topographic features.
 Screening shall be in accordance with the requirements of section 78-167.
 - g. There shall be no outside loudspeakers or amplified sound outside of a totally enclosed building.
 - h. Storage of buses, trucks, and maintenance equipment shall be entirely within a totally enclosed building.
- (9) Hotels and motels subject to the following:
- a. Each hotel or motel shall provide minimum side yards of not less than 25 feet each; minimum rear yard of not less than 35 feet; minimum front yard of 25 feet except that when parking is provided between the building and a street, the minimum front yard and/or side yard shall be not less than 75 feet.
 - b. When the front yard and/or side yard abuts a street and is used to provide an access road and/or off-street parking, the area shall be screened in compliance with the requirements of this article.
 - c. Each motel or hotel unit shall contain not less than 250 square feet of floor area.
 - d. Kitchen or cooking facilities may be provided in new motels or hotels upon demonstration by the applicant that the provisions of all applicable fire prevention and building codes have been met. No existing motel units shall be converted for use of cooking and/or kitchen facilities unless the applicant can demonstrate compliance with all applicable fire prevention and building codes and obtains a certificate of occupancy for each unit being converted.
 - e. Where a unit is provided as a residence for the owner or the manager, the following minimum floor area requirements shall be provided: one bedroom unit, 600 square feet; two bedroom unit, 800 square feet; three bedroom unit, 1,000 square feet; four bedroom unit, 1,200 square feet.
- (10) Sales rooms, and/or sales lots for new and/or used automobiles, recreation vehicles or trucks, subject to the following:
- a. Outdoor lighting shall be provided in an amount which shall be sufficient to permit safe movement of vehicles and pedestrians at night. This lighting shall be high pressure sodium, metal halide or other type of lighting approved by the commission which exhibits the same characteristics and qualities of high pressure sodium or metal halide. Outdoor lighting shall be so located and designated as to reflect light away from adjacent single family residential areas and shall comply with the requirements of section 78-204, exterior lighting.
 - b. All service and repair facilities shall be contained within an enclosed building except for the storage of repaired and wrecked cars. All areas used to store repaired or wrecked cars shall be located behind the building and screened in compliance with the requirements of section 78-167 of this chapter.
 - c. An obscuring wall must be provided when abutting or adjacent districts are zoned for residential use, in accordance with section 78-206 of this article.

- d. No major repair or major refinishing shall be done on the lot.
 - e. Where a sales lot for new and/or used automobiles, or trucks, abuts a street, a planting strip shall be established in accordance with section 78-167, specific landscaping, screening and buffering requirements. The planting strip shall comply with the standards for Ann Arbor Road streetscape or parking area buffering based upon the street fronted upon, and shall provide a proper buffer in the determination of planning commission. The required shrubbery plantings may be modified at the discretion of the planning commission, to break up the areas without circumventing the total view of the product.
 - f. No loudspeakers for outdoor broadcasting shall be permitted.
 - g. Rental facilities for vehicles shall be permitted only as an accessory use to a permitted vehicle sales use under this section.
 - h. All outdoor sales or display areas shall be surfaced with asphalt or concrete or other similar dust-proof surface.
- (11) Motorcycle, motorbike, personal watercraft, snow mobile and all-terrain vehicle sales, service, clubs and rental facilities subject to the following:
- a. No motorcycle or motorbike rental, sales, service or motorcycle or motorbike clubs shall be permitted on a parcel of land which is located within 200 feet of a residential district.
 - b. Motorcycle or motorbike clubs may be operated only between the hours of 6 a.m. and 12 midnight.
 - c. Outdoor storage and/or testing areas shall not be permitted.
 - d. All service and repair facilities shall be contained within an enclosed building.
 - e. Where a sales lot and/or outdoor display area abuts a street, a planting strip shall be established in accordance with section 78-167, specific landscaping, screening and buffering requirements. The planting strip shall comply with the standards for Ann Arbor Road streetscape or parking area buffering based upon the street the sales lot or display area abuts, and shall provide a proper buffer in the determination of the planning commission. The required shrubbery plantings may be modified at the discretion of the planning commission, to break up the areas without circumventing the total view of the product.
 - f. All outdoor sales or display areas shall be surfaced with asphalt or concrete or other similar dust-proof surface.
- (12) Indoor recreation uses such as bowling establishments, court sport facilities, tennis clubs, pool and billiard halls, roller and ice skating rinks, and other general indoor recreation facilities, subject to the following:
- a. The structure housing such facilities shall be located at least fifty (50) feet from any front, rear, or side yard of any residential lot in an adjacent residential district.
 - b. Any vehicles or equipment used for servicing the facilities, such as court cleaners or zambonis, shall be stored only inside a totally enclosed building.
 - c. The use of any electronic or enhanced sound system shall be contained so as to not present an unreasonable disturbance to the neighborhood in which it is located.
- (13) Theaters, assembly halls, concert halls or similar uses, subject to the following:
- a. All operations shall be conducted within a completely enclosed building.
 - b. All buildings shall be set back at least one hundred (100) feet from any residential district.
- (14) Drive-in restaurants and other drive-in establishments excluding outdoor theaters, subject to the following:
- a. Outdoor lighting shall be provided in an amount which shall be sufficient to permit safe movement of vehicles and pedestrians at night. This lighting shall be high pressure sodium, metal halide or other type of lighting approved by the commission which exhibits the same characteristics and qualities of high pressure sodium or metal halide. Outdoor lighting shall be so located and designated as to reflect light away from adjacent single family residential areas and shall comply with the requirements of section 78-204 exterior lighting.
 - b. A setback of at least 60 feet from the future right-of-way or street setback line of any street must be maintained.
- (15) Outdoor cafes and eating areas accessory to a permitted restaurant use, subject to the following:
- a. Pedestrian circulation and access to building entrances (both on and off site) shall not be impaired. A minimum of six (6) feet of sidewalk leading to the entrance to the establishment shall be maintained free of tables and other encumbrances. Planters, posts with ropes or other enclosures shall be used to define the area occupied by the outdoor cafe.
 - b. The outdoor cafe shall be kept clean, litter-free, and with a well-kept appearance within

- and immediately adjacent to the area of the tables and chairs. Additional outdoor waste receptacles may be required. Written procedures for cleaning and waste containment and removal responsibilities shall be included with all applications and approved by the planning commission. Preparation of food and beverages is prohibited in the outdoor cafe area.
- c. Tables, chairs, planters, waste receptacles, and other elements of street furniture shall be compatible with the architectural character of the adjacent buildings, subject to planning commission approval.
- (16) Veterinary clinics, animal clinics and animal hospitals subject to the following:
- a. Any building designed or constructed for such uses shall be used for the sole purpose of providing medical care for household pets and shall not be constructed or used as a boarding establishment for household pets.
 - b. If animals eligible for treatment at such establishments are kept overnight on the premises or for a period longer than regular professional business hours, then a full-time, duly qualified attendant shall be stationed in charge of said premises.
 - c. Open or outdoor runs, kennels or pens shall be prohibited.
 - d. In no case shall the disposal of rubbish and litter be conducted in such a manner as to be obnoxious or offensive.
 - e. In no case shall there be any harboring of vermin or decaying matter on the premises, and effective provisions shall be made to confine all noise, confusion and odor, if any, to the premises.
 - f. The building and ventilation system shall be constructed to prevent any noise and odors emanating from the area used for the treatment and temporary keeping of household pets from reaching the building exterior.
- (17) A storage garage for commercial vehicles used by a business or other activity when located on the same contiguous site therewith and not occupying more than 25 percent of the area of such contiguous site.
- (18) Commercial (major repair or body shop) garages subject to the following:
- a. All operations of the commercial garage shall be conducted entirely within the building except for the storage of repaired and wrecked cars. All areas used to store repaired or wrecked cars shall be screened from view off site in compliance with section 78-296.
 - b. All outdoor sales or display areas shall be surfaced with asphalt or concrete or other similar dust-proof surface.
- (19) Commercially used outdoor recreational space for children's amusement parks, miniature golf courses, subject to the following:
- a. The children's amusement park must be fenced on all sides with a four-foot, six-inch wall or fence.
 - b. Adequate parking shall be provided off the road right-of-way and shall be fenced with a four-foot, six-inch high wall or fence where adjacent to the use.
- (20) Open air display and sales areas, including nursery plants and materials; lawn furniture; playground equipment and swimming pools; garden supplies and similar open-air displays, subject to the following conditions:
- a. The storage and/or display of any materials and/or products shall meet all setback requirements applicable to a building, and shall be screened from view off-site.
 - b. All loading and parking shall be provided off-street.
 - c. The storage of any soil, fertilizer, or other loose, unpackaged materials shall be contained so as to prevent any affects on adjacent uses.
 - d. Outdoor display and sales of lumber and coal yards, building material sales establishments, junk yards, used auto parts or wrecking establishments shall not be permitted.
 - e. All outdoor sales or display areas shall be surfaced with asphalt or concrete or other similar dust-proof surface.
- (21) Auto wash facilities subject to the following:
- a. In the case that an auto wash facility includes the storage and/or sale of gasoline as part of the operation, the requirements of subsection (c)(23) of this section shall also apply.
 - b. All washing facilities shall be completely within an enclosed building.
 - c. Vacuuming facilities may be outside the building, but shall not be in the front yard and shall not be closer than 100 feet from any residential district. Where such facilities are located in a side or rear yard abutting a street, such use shall be screened from the street by one or a combination of the following:
 - 1. A solid wall of at least four feet in height and six to eight-foot wide planting strip on the street side. Such planting strip shall contain as a minimum, one deciduous small ornamental tree for every twenty lineal feet of planting strip required.

2. Mounding or berming of not less than four feet in height with side slopes no steeper than 3:1 (three feet horizontal to one foot vertical). A minimum of one (1) deciduous small ornamental tree shall be planted for every 20 lineal feet of berm or mound.
 - d. Driveway entrances into the auto wash structure shall be from within the lot and no entrance into the building shall be directly from a street or alley. No alley shall be used as a means of serving an auto wash facility. Drains shall be provided at all entrances and exits at the street setback line. Auto wash facilities shall not, in general, be located within 200 feet of an intersection of any two roads when either of the two roads is considered to carry moderate to heavy traffic levels.
 - e. A hard surfaced driveway of either one or more lanes shall be constructed on the site in such a manner as to provide a continuous movement of cars into the wash rack.
 - f. The driveways, so provided, shall be not less than 12 feet wide for a single lane and not less than 12 additional feet, in width, from each additional lane.
 - g. The use of steam in the cleaning process shall be permitted when confined within an enclosed building.
 - h. Outdoor lighting shall be provided in an amount which shall be sufficient to permit safe movement of vehicles and pedestrians at night. This lighting shall be high pressure sodium, metal halide or other type of lighting approved by the commission which exhibits the same characteristics and qualities of high pressure sodium or metal halide. Outdoor lighting shall be so located and designated as to reflect light away from adjacent single family residential areas and shall comply with the requirements of section 78-204, exterior lighting.
 - i. All cars required to wait for access to the facilities shall be provided space off the street right-of-way in accordance with the provisions of section 78-163
- (22) Minor automotive repair, such as muffler shops, shock absorber replacement shops, tire stores, undercoating shops, minor engine repair and small engine repair, subject to the following conditions:
- a. Access to such use shall be directly to a major or collector street.
 - b. Outdoor storage of parts or materials shall be prohibited.
 - c. Vehicles shall not be allowed to be stored outside the building for more than 24 hours unless awaiting repair for which a work order, authorized by the owner of the vehicle, is posted in the vehicle so as to be visible from outside the vehicle and not to exceed seven days. Space for vehicles awaiting repair shall be designated on the site plan and shall be screened as determined necessary by the planning commission.
 - d. Areas for off-street parking required for customer use shall not be utilized for the storage of vehicles awaiting repair.
 - e. All vehicle servicing or repair, except minor repairs such as, but not limited to, tire changing and headlight changing shall be conducted within a building.
 - f. Suitable containers shall be provided and utilized for the disposal of used parts and such containers shall be screened from public view.
- (23) Gasoline service stations subject to the following:
- a. Gasoline service stations shall provide a front yard and side yards of not less than 20 feet each. No part of a service station canopy shall extend into a required yard.
 - b. Gasoline service stations, including any part of the facade, and other structure or part of any other structures on the same lot, shall not exceed 25 feet in height.
 - c. Open space on the gasoline service station site may be used for parking or maneuvering of vehicles being serviced, waiting to be serviced or serviced vehicles waiting to be picked up. The use of the open space for parking of vehicles for storage, sale or rental or for any other use other than that defined in the definition of gasoline service station under this chapter is prohibited.
 - d. Hoists or other equipment used in servicing of motor vehicles shall be located within an enclosed building.
 - e. Pump islands shall be setback not less than 25 feet from the street setback line of any street to which the pump island is perpendicular and 19 feet from the street setback line of any street to which the pump island is parallel and not less than 19 feet from any residential boundary line. Additional setback may be required if determined necessary by the planning commission to provide for adequate site circulation and maneuvering. The setback areas shall include a minimum ten-foot planting strip located along and between the street setback line and the pump islands. No servicing shall be permitted on any vehicle while said vehicle is resting wholly or partly on a sidewalk or on a public street or highway right-of-way.
 - f. No gasoline service station, service garage, auto wash facility, or other establishment where gasoline is stored and sold, which because of their nature unavoidably invite

- vehicle traffic, depend on standing vehicles while awaiting service and route such traffic across curb lines and sidewalks, shall be located—and no property shall be used as such—nearer than 100 feet in any direction as measured from any point on the property line of any church, school (public or parochial), police station, fire station or buildings used for public assembly and 500 feet from any hospital.
- g. Gasoline service stations shall be located on a plot of ground having frontage of not less than 150 feet as measured from the street setback line. When the gasoline service station is located on a corner lot the minimum frontage of 150 feet shall apply to frontage on both streets as measured from the street setback line. Each gasoline service station shall, in addition to the minimum frontage requirement, provide a minimum area of not less than 15,000 square feet. Such station shall be composed of the building housing the office and the facilities for servicing, greasing and/or washing and the pumps for dispensing gasoline. Such facilities shall contain not more than five units (as defined below). Any station designed for more than five units shall provide an additional area of 3,000 square feet for each additional unit. For the purpose of this section, a unit shall mean (a) a set of pumps or (b) a stall for one vehicle within the building for servicing, greasing or washing.
 - h. All gasoline and other combustible fuels used to propel internal combustion motors shall be stored in compliance with the all applicable state, federal and municipal codes.
 - i. There shall be provided, on those sides abutting or adjacent to a residential district, a six-foot completely obscuring wall, consistent with the requirements of section 78-167
 - j. Outdoor lighting shall be provided in an amount which shall be sufficient to permit safe movement of vehicles and pedestrians at night. This lighting shall be high pressure sodium metal halide or other type of lighting approved by the commission which exhibits the same characteristics and qualities of high pressure sodium or metal halide. Outdoor lighting shall be so located and designated as to reflect light away from adjacent single family residential areas and shall comply with the requirements of section 78-204, exterior lighting.
 - k. All restroom doors shall be shielded from adjacent streets and residential districts.
 - l. Gasoline service stations with restaurant or "fast food" facilities (with or without drive-through) and/or convenience store and/or car wash facilities shall meet all separate chapter standards for these individual uses. Additionally, stacking, service and circulation lanes, and parking for the individual uses shall be designed and laid-out so as to minimize the potential for traffic circulation and vehicle-pedestrian conflicts. Landscaped islands and buffer strips shall be used to separate and screen stacking and service lanes.
 - m. Outside storage and display shall be limited to small quantities of oil and other supplies needed for servicing at the pumps. No retail sale items such as soda pop, windshield solvent, landscape mulch or other merchandise shall be displayed or sold outside. All outdoor storage and display areas must be identified on the site plan and approved by the planning commission.
- (24) Arcades and any commercial establishment in which the primary purpose of such establishment is the operation of mechanical or electrical amusement devices subject to the following:
- a. All activities shall be conducted entirely within a building.
 - b. No such business shall be open for business between the hours of 12 midnight and 9:00 a.m.
 - c. The building housing such use shall be so constructed and maintained as to insure that all interior noises shall be kept from reaching the building exterior.
 - d. The planning commission shall review the proposed use to determine the need for bicycle parking spaces. Said spaces shall be designed to permit the orderly parking of said bicycles and permit them to be secured. These parking areas shall be so located as to prevent the disruption of on-site and off-site pedestrian and automobile traffic flow.
 - e. Any part of the lot occupied by such use shall not be located within 300 feet of any residential district or within 500 feet of the property line of any public, parochial or private school.
 - f. Locations for any such establishment shall be confined to major thoroughfares as defined in the future land use plan. Access from a street other than a major thoroughfare shall be prohibited.
- (25) Drive-through restaurants or drive-through facilities, accessory to any principal permitted use in the ARC District, subject to the provision of a separate stacking lane designed to accommodate the minimum number of stacking spaces required under section 78-163(a)(11) Table of Parking Requirements. Required stacking shall be positioned in such a manner that stacking will not interfere with vehicular traffic on site, on the adjacent roadway, or entering or leaving the site and the stacking lane shall be striped or otherwise delineated on site. Adequate maneuvering

room shall be provided to allow vehicles to by-pass or leave the stacking lane as determined by the planning commission. No eating shall be permitted while on site and in a parked vehicle. A sufficient number of outdoor litter receptacles shall be provided to prevent blowing paper and other material moving off site onto surrounding properties. The drive-through service speaker location and/or amplification shall not cause noise that is audible from adjacent residences.

(26) Limited uses of a wholesale, warehousing or light industrial nature, subject to the following conditions:

a. General conditions:

1. External physical effects shall be restricted, so as to protect nearby uses from hazards, noise, and other radiated disturbances.
2. Such uses shall be located only in the general vicinity of the railroad tracks, described as east of the Plymouth City Hall site to the westerly boundary of the railroad right-of-way on the north side of Ann Arbor Road, and east of General Drive to the westerly boundary of Arbor Village Subdivision on the south side of Ann Arbor Road.
3. Each use shall be conducted within a completely enclosed building.

b. Uses permitted under this classification shall be as follows, and shall be further subject to the specific standards listed:

1. Wholesale and warehousing businesses, storage buildings, **resale** shops, commercial laundries, cleaning establishments and frozen food lockers.
2. The manufacture, assembly, compounding, processing, packaging, treatment or testing of such products as bakery goods, candy, soap (cold mix only), cosmetics, pharmaceutical, toiletries, dairy and food products, hardware and cutlery; tool, die, gauge and machine shops. The manufacturing, processing and assembling from basic raw materials shall be prohibited.
3. The manufacture, assembly, compounding, processing, packaging, treatment or testing of articles of merchandise from the following previously prepared materials which have been manufactured elsewhere: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semi-precious metals, or stones, sheet metal (excluding large stampings such as automobile body panels), ferrous and non-ferrous metals (excluding large casting and fabrications), shell, textiles, tobacco, wax, wire, yarn, wood (excluding saw and planing mills) and paint (not employing boiling process).
4. Research, testing, laboratory and office uses related to permitted industrial operations.
5. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas.
6. Manufacture of musical instruments, toys, novelties and metal or rubber or other small molded rubber products (not including pneumatic tires).
7. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
8. Laboratories—Experimental, film, or testing.
9. Communication facilities with buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations, communication and relay stations without outdoor storage subject to the following:

A front yard setback of not less than fifty (50) feet shall be provided (irrespective of the yard requirements of the district) and two side yards and a rear yard shall be provided; each of which shall not be less than twenty-five (25) feet in width.

10. Research and industrial parks subject to the following:

- (i) The research and industrial park shall be platted as an industrial subdivision.
- (ii) All permitted uses allowed under subsection 78-161(c)(26)b.1.—9. shall be allowed in an approved research and industrial park without separate special land use approval.
- (iii) The industrial park shall meet the following area, lot and yard requirements:

Minimum Lot Area	20,000 sq. ft.
Minimum Lot Frontage	100 ft.
Front Yard Depth	40 ft.
Side Yard Width, Each	25 ft.