

Memorandum

To: City Planning Commission

From: Aeric Ripley

Re: April 4, 2022 Regular Meeting

Date: April 1, 2022

The regular meeting of the Alma Planning Commission will be held **April 4, 2022 at 6:00 P.M. Alma Municipal Building 525 E Superior Street, Alma, MI 48801.**

Agenda

1. Call to Order – Roll Call
2. Pledge of Allegiance
3. Minutes of the Planning Commission Meeting held on [March 7, 2022.](#)
Recommended Action-Approve
4. [Public Hearing](#) – To review text amendments to the Zoning Ordinance allowing and regulating Bed and Breakfast Establishments within the R1 and R1a, Single Family Residential Districts. The proposed amendments affect Section 60-77. The Planning Commission is responsible for holding the public hearing and making a recommendation to the City Commission.
Review/Consider/Make Recommendation
5. Other Business
 - a. Consideration of amending [Sec. 60-60 Zoning Districts](#), (j) B-1, Central Business District, (4) Special Uses, (e) Residential Uses. MEDC is strongly encouraging us to allow the residential uses in the B1, Central Business District as a Permitted Use. Currently all residential uses in the B1 District are special uses including the ground floor residential.
6. Invitation to Public
7. Adjourn

**City of Alma
Planning Commission Minutes
March 7, 2022**

Vice-Chair Ellen Richter called a regular meeting of the Alma Planning Commission to order at 6:00 p.m. at the Alma Municipal Building. A quorum of the Planning Commission was present.

Present: Andrew Bare, David Justin, Greg Mapes, Michelle Pitts, and Ellen Richter.
Absent: Sonia Gibson, Heather Therrien, Jessica Gilkins (arrived after roll call).

Others present: Aerick Ripley-Interim City Manager/Zoning Administrator.

Vice-Chair Richter led those present in the Pledge of Allegiance to the United States.

Approval of Minutes

Motion by Justin, seconded by Bare, to approve the minutes of February 7, 2022, as presented. Motion carried.

**Yes: Bare, Justin, Mapes, Pitts, and Richter.
No: none.
Absent: Gibson, Gilkins, and Therrien.**

Public Hearing

Motion by Mapes, seconded by Bare, to open a public hearing at 6:03 p.m. to consider a special use permit request for temporary outdoor sales of fireworks from Phantom Fireworks. Motion carried.

**Yes: Bare, Justin, Mapes, Pitts, and Richter.
No: none.
Absent: Gibson, Gilkins, and Therrien.**

Commission Member Gilkins arrived at 6:04 p.m.

Ripley reviewed the special use permit request from Richard Tapper of Phantom Fireworks. Terms would be the same as last year. The sales tent would be located in the parking lot at 1755 Wright Avenue (Tractor Supply parking lot). Proposed sale dates are June 22, 2022 to July 4, 2022. Secure storage container will be on site, permission has been granted by property owner, an evacuation plan is in place. A copy of appropriate licensing will be provided prior to the start of sales. APD will be notified.

Bare asked if anything differed from last year. Ripley explained it would be the same as the previous year. Brief discussion followed about the use of fireworks in local neighborhoods.

No public comments were received.

Motion by Pitts, seconded by Justin, to close the public hearing regarding a special use permit request for fireworks sales at 6:06 p.m. Motion carried.

**Yes: Bare, Gilkins, Justin, Mapes, Pitts, and Richter.
No: none.
Absent: Gibson and Therrien.**

**City of Alma
Planning Commission Minutes
March 7, 2022**

Motion by Pitts, seconded by Bare, to approve the special use permit request from Phantom Fireworks for fireworks tent sales in the parking lot of 1755 Wright Avenue from June 22, 2022 to July 4, 2022. Motion carried.

**Yes: Bare Gilkins, Justin, Mapes, Pitts, and Richter.
No: none.
Absent: Gibson and Therrien.**

Review—Bed and Breakfast Ordinance text amendments

Ripley reviewed proposed changes to Sec. 60-77 Bed & Breakfast Establishments. Commission members considered each amendment and agreed to amend (3) from 25 percent to 50 percent. Also (4), (9), and (10) will be stricken as each item is currently addressed by building codes. (12) will be amended to be consistent with the current sign ordinance. Discussion followed about the requirement for parking spaces.

Other Business

Ripley asked the Commission to consider amending rules for fireworks sales to allow for staff review and approval instead of a special use permit and site plan review.

Invitation to Public

No public comments were offered.

Adjourn

Motion by Justin, seconded by Pitts, to adjourn the meeting at 6:18 p.m. Motion carried.

**Yes: Bare Gilkins, Justin, Mapes, Pitts, and Richter.
No: none.
Absent: Gibson and Therrien.**

Sara Anderson, Alma City Clerk

Date of Approval

Sec. 60-77. Bed and breakfast establishments.

Bed and breakfast facilities are allowed in residential zoning districts provided the following conditions are met:

- (1) Any such use shall be reviewed by the planning commission as a transferable ~~nontransferable~~, special approval use. The planning commission shall find that at least the conditions are met before approving the use.
- (2) Each premises must be occupied and operated by its owner.
- (3) Not more than ~~25 percent~~ 50 percent of the total floor area of the dwelling unit shall be used for bed and breakfast sleeping rooms.
- (4) ~~No bed and breakfast sleeping room shall be located in the basement or above the second story of the dwelling.~~
- (5) There shall be no separate cooking facilities used for bed and breakfast stay.
- (6) Bed and breakfast sleeping rooms shall be a minimum of 120 square feet for the first two occupants and an additional 30 square feet for each additional occupant.
- (7) Bed and breakfast facilities located in R-1 and R-1A districts shall contain no more than ten sleeping rooms, including the sleeping rooms occupied by the innkeeper or owner. The stay of bed and breakfast occupants shall be no more than 14 consecutive days and not more than 30 days in any one calendar year.
- (8) The operator of each facility shall keep a list of the names of all persons staying at the bed and breakfast which list shall be available for inspection by city officials at any time.
- (9) ~~Adequate bath and toilet facilities shall be provided for all bed and breakfast guests.~~ (Covered by State Code)
- (10) ~~Every bed and breakfast bedroom shall contain a functional smoke detector, and an approved fire extinguisher shall be located on each floor on which such sleeping room is located.~~ (covered by State Code)
- (11) The bed and breakfast use shall be licensed in accordance with the rental ordinances of the city, which license shall be renewed annually.
- (12) No sign larger than two square feet ~~identifying the bed and breakfast~~ shall be permitted. ~~Such sign shall be affixed flat against the dwelling and shall not be illuminated.~~
- (13) One parking space shall be provided off-street in the interior side yard or rear yard area for each bed and breakfast bedroom. Off-street parking shall meet the design and layout requirements of article VIII.

(Ord. No. 691, § 1(32-36), 5-4-2005)

State law reference(s)—Treatment of bed and breakfasts, MCL 125.1504b.

AFFIDAVIT OF PUBLICATION
2125 Butterfield Dr, Suite 102N • Troy MI 48084

City Of Alma
525 E Superior St

Alma, MI 48801-1943
Attention:

STATE OF MICHIGAN,
COUNTY OF ISABELLA

The undersigned *Gina Slater*, being duly sworn the he/she is the principal clerk of Morning Sun, themorningsun.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

City Of Alma

Published in the following edition(s):

Morning Sun 03/19/22
themorningsun.com 03/19/22

VICKI ARSENAULT
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires May 11, 2026
Acting in the County of _____

NOTICE OF PUBLIC HEARING

The Alma Planning Commission will hold a Public Hearing on Monday, April 4, 2022 at 6:00 p.m. or as soon as the agenda allows at the Alma Municipal Building, 525 E Superior Street, to consider a text amendment to the City of Alma's Zoning Ordinance allowing and regulating Bed and Breakfast Establishments within the R1 and R1a, Single Family Residential Districts within the City of Alma. The proposed amendment would be to Section 60-77. A copy of the proposed amendment is available on the Public Notice Page of the City of Alma website: www.myalma.org.

All interested persons are asked to be present at this Public Hearing. Written comments concerning this request may be submitted in person at the Alma City Hall, 525 E. Superior St., Monday thru Friday, 9:30 a.m. to 4:00 p.m. Written comments may also be mailed to:

Alma Planning Commission
C/o Sara Anderson, Recording Secretary
525 E. Superior Street
Alma, MI 48801

Jessica Gilkins, Secretary
Alma Planning Commission
aripley@myalma.org
989-463-9501

PUBLISH: Saturday, March 19, 2022

Sworn to the subscribed before me this 22 March, 2022

Vicki Arsenault

Notary Public, State of Michigan
Acting in Oakland County

Advertisement Information

Client Id: 531973

Ad Id: 2302537

PO:

Sales Person: 208112

Sec. 60-60. Zoning districts.

(a) *R-1 and R-1A, single-family residential districts (low and medium density).*

- (1) *Intent.* The intent here is to provide districts in which the main use is single-family residential, plus its normal accessory and compatible supportive uses. A reasonable range of lot sizes is envisioned which will provide a choice of desirable and economically feasible development opportunities for all members of the general public. Certain other private and public uses are permitted but subject to conditions which will insure their compatibility with the main use and character of these districts.
- (2) *Permitted uses.*
 - a. *Single-family dwellings.*
 - b. Public parks and playgrounds.
 - c. Adult foster care family homes.
 - d. Family day care homes.
 - e. Public elementary, middle and high schools.
- (3) *Accessory uses.*
 - a. Accessory uses and buildings, section 60-154.
 - b. Home occupations, section 60-179.
- (4) *Special uses.*
 - a. Churches and religious institutions, section 60-88.
 - b. Private elementary, middle, and high schools.
 - c. Group day care homes, section 60-86.
 - d. Bed and breakfast establishments, section 60-77.
 - e. Municipal buildings, facilities and utility buildings.
 - f. Private noncommercial recreation.
 - g. Golf courses and associated uses.
 - h. Funeral homes, section 60-82.
 - i. Fairgrounds.

(b) *R-2, Two-family residential district.*

- (1) *Intent.* The intent here is to provide a district in which the main uses include both single-family and two family residential development, plus normal accessory and compatible supportive uses.
- (2) *Permitted uses.*
 - a. All permitted uses in the R-1 and R-1A districts.
 - b. Two-family dwellings.
 - c. Public parks and playgrounds.
 - d. Adult foster care family homes.
 - e. Family day care homes.

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- f. Public elementary, middle and high schools.
- (3) *Accessory uses.*
- a. Accessory uses and buildings, section 60-154.
 - b. Home occupations, section 60-179.
- (4) *Special uses.*
- a. Country clubs, public swimming pools.
 - b. Churches and religious institutions, section 60-88.
 - c. Private elementary, middle, and high schools.
 - d. Group day care homes, section 60-86.
 - e. Adult foster care small group homes, section 60-87.
 - f. Bed and breakfast establishments, section 60-77.
 - g. Municipal buildings, facilities and utility buildings.
 - h. Private noncommercial recreation.
 - i. Golf courses and associated uses.
 - j. Funeral homes, section 60-82.
 - k. College related housing including fraternities, sororities, dormitories.
 - l. Roominghouses.
 - m. Boardinghouses.
 - n. Fairgrounds.
 - o. Child care center.
 - p. College or university facilities including classrooms, offices, research facilities, libraries, athletic facilities and accessory uses.
- (c) *R-3, Multiple-family residential district.*
- (1) *Intent.* The R-3 multiple-family residential district is designed to provide sites for multiple-family dwelling structures and related uses which will generally serve as zones of transition between nonresidential districts and lower density single-family districts. Due to its buffering characteristic between residential and nonresidential uses, the R-3 district is intended to provide a residential area which is low rise in character, yet providing greater density by allowing increased building coverage in the most intense single-family residential district.
- (2) *Permitted uses.*
- a. Single-family dwellings.
 - b. Multiple-family dwelling structures, including duplexes, triplexes, quadplexes, row housing, garden apartments, townhouses and other similar types of multifamily dwelling unit buildings.
 - c. Public parks and playgrounds.
 - d. Adult foster care family homes.
 - e. Family day care homes.

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- f. Public elementary, middle and high schools.
- (3) *Accessory uses.*
- a. Accessory uses and buildings, section 60-154.
 - b. Home occupations, section 60-179.
 - c. Parking areas, clubhouses and rental offices associated with multi-family complexes.
- (4) *Special uses.*
- a. Country clubs, public swimming pools and recreation clubs, private parks and playgrounds.
 - b. Churches and religious institutions, section 60-88.
 - c. Private elementary, middle, and high schools.
 - d. Group day care homes, section 60-86.
 - e. Adult foster care small group homes, section 60-87.
 - f. Adult foster care large group homes, section 60-87.
 - g. Adult foster care congregate facilities.
 - h. Bed and breakfast establishments, section 60-77.
 - i. Municipal buildings, facilities and utility buildings.
 - j. Private noncommercial recreation.
 - k. Hospitals, section 60-89.
 - l. Golf courses and associated uses.
 - m. Funeral homes, section 60-82.
 - n. Convalescent and retirement homes, section 60-93.
 - o. College related housing including fraternities, sororities, dormitories.
 - p. Boardinghouses or roominghouses.
 - q. Child care centers.
- (d) *CI, Campus-institutional district.*
- (1) *Intent.* The intent is to provide a zoning district for colleges, universities, educational facilities, convalescent/retirement housing, and related uses. Athletic and cultural institutions shall be included as well as campus housing, student apartments, dormitories, sororities, fraternities and single-family housing.
- (2) *Permitted uses.*
- a. All permitted uses within the R-1 and R-1A zoning district.
 - b. Colleges, universities and related facilities including dormitories, classrooms, libraries, assembly halls, athletic facilities, maintenance facilities, and administrative offices.
 - c. Convalescent, nursing home, assisted living, institutional retirement housing, and related facilities.
 - d. Churches, religious institutions, housing for religious members, and related facilities.
- (3) *Accessory uses.*
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- a. Accessory uses and buildings, section 60-154.
 - b. Home occupations, section 60-179.
- (4) *Special uses.*
- a. All special uses allowed in the R-1 and R-1A zoning districts.
 - b. Two family dwelling units.
 - c. Multi-family dwelling units or attached condominiums.
 - d. Fraternities and sororities/rooming houses.
 - e. Campus related parking lots greater than 2,000 square feet and located adjacent to R-1 and R-2 zoned properties.
 - f. Ancillary commercial facilities in excess of 2,000 square feet which are associated with campus, convalescent, nursing, assisted living, retirement housing, or religious institutions, including but not limited to such uses as lodging, restaurants, conference centers, banquet halls, meeting rooms, and/or training facilities.
- (e) *MHP, Mobile home park district.*
- (1) *Intent.* The intent here is to provide districts of such size and location as will encourage good mobile home residential development, adjacent to essential community services, and otherwise protecting the health, safety and welfare of mobile home residents. In addition to the requirement of this chapter, all mobile home parks shall comply with the Mobile Home Commission Act, Public Act No. 96 of 1987 (MCL 125.2301 et seq.) and the current mobile home code adopted by the state mobile home commission.
- (2) *Permitted uses.*
- a. Manufactured housing parks, section 60-157.
 - b. Public parks and recreational facilities.
 - c. Family day care homes.
- (3) *Accessory uses.*
- a. Accessory uses and buildings section 60-154.
 - b. Home occupations, section 60-179.
 - c. Parking areas, clubhouses and rental offices associated with a multi-family complex.
- (4) *Special uses.* Special uses are not applicable to this zoning district.
- (f) *PUD, Planned unit development district.*
- (1) *Intent.* The intent here is to allow the development of a planned unit development, in accordance with article V of this chapter, by way of a rezoning.
- (2) *Permitted uses.* Permitted uses shall be subject to the provisions of article V of this chapter.
- (g) *BMR, Business and multiple-family residential district.*
- (1) *Intent.* It is the intent of the BMR district to preserve business districts while at the same time allowing a mixture of land uses which will improve property values and the local economy. The BMR district is designed to permit certain business and multifamily uses as a matter of right while allowing certain public services uses that are compatible with surrounding neighborhoods to be considered as special approval uses.

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- (2) *Permitted uses.*
- a. Multiple-family dwellings, four or more units.
 - b. Professional offices of doctors, dentists, lawyers, architects, engineers, and other similar professions.
 - c. Financial and business service establishments, banks, credit unions and related drive-thru banking/ATM, insurance offices.
 - d. Public parks and playgrounds.
 - e. Family day care homes.

- (3) *Special uses.*
- a. Public and private educational institutions.
 - b. Municipal buildings, municipal auditoriums, and community centers.
 - c. Auditoriums and other places of assembly and centers for social activity.
 - d. Bed and breakfast establishments section 60-77.
 - e. Existing one- and two-family dwellings subject to the following provisions:
 - 1. Accessory buildings, section 60-154;
 - 2. No accessory building may be located in the front yard of the principal structure;
 - 3. The number of dwellings units cannot be increased;
 - 4. Adequate parking, shall be provided onsite, section 60-210; and
 - 5. The special use permit requirement is waived for the construction of a single detached accessory building not exceeding 120 square feet in size. The building is subject to staff review and building code requirements.
 - f. Child care centers and group day care homes.

(h) *OS, Office service commercial district.*

(1) *Intent.* This district is intended to provide the necessary professional, administrative, personal, technical and scientific offices and related services as the principal uses. Office uses in part are intended to function as transition areas between retail commercial uses and residential uses.

- (2) *Permitted uses.*
- a. Office buildings or any of the following occupations: computer science, governmental, executive, administrative professional, accounting, clerical, sales and data processing.
 - 1. Insurance, real estate offices, general business and professional offices.
 - 2. Chamber of commerce.
 - 3. Utility offices.
 - a. Research, computer technology, data processing and design centers including the development of pilot, experimental, or proto-type planning.
 - b. Medical offices, dental offices, laboratories, clinics, but excluding veterinary offices.
 - c. Essential public services and buildings.
 - d. Banks and financial institutions, credit unions, including drive-thru.

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- e. Secure transporter and safety compliance facilities as defined in this ordinance, and also in the Medical Marijuana Facilities Licensing Act, MCL 333.27101 et seq.
- (3) *Accessory uses.*
- a. Normal accessory uses and buildings to permit principal uses, section 60-154.
 - b. Incidental services provided for employees and visitors connected with the principal use, including child care centers, recreational and physical health facilities, swimming pools, conference, educational, library and meeting facilities, and maintenance, storage and repair facilities.
 - c. Off-street parking lots.
- (4) *Special uses.*
- a. Hospitals, section 60-89.
 - b. Veterinary offices and hospitals.
 - c. Child care centers, section 60-86.
 - d. Adult foster care congregate facility, section 60-87.
 - e. Adult foster care large group home, section 60-87.
 - f. Funeral homes, section 60-82.
- (i) *WF, Waterfront district.*
- (1) *Intent.* This district has the intent of providing areas having waterfront access wherein the proper use of such areas will principally serve the economic, social and recreational needs and interests of the residents and users of the city. It is the further purpose of this district to promote a mix through a vertical integration of residential, commercial and recreational land uses, emphasizing pedestrian circulation, environmental protection and waterfront access.
- (2) *Requirements.* Because of the mixed use options and sensitive siting requirements of the waterfront district, all waterfront district uses shall require submittal of a planned unit development application in accordance with article V of this chapter. This requirement may, however, be waived by the planning commission for projects which have limited impact on surrounding parcels or which are clearly consistent with the intent of this section and the city's master plan.
- (3) *Permitted uses.*
- a. Generally recognized retail businesses, service establishments, offices and institutional uses such as:
 - 1. Food stores including all types of specialty foods such as bakeries, delicatessen, imported foods, candy and similar uses. Food stuffs may be prepared on the premises as an accessory use if sold at retail on premises;
 - 2. Drugstores;
 - 3. Hardware and related stores such as paint, wallpaper, and similar uses;
 - 4. Video rental;
 - 5. Department stores;
 - 6. Restaurants; sit-down, outdoor cafe and pedestrian take-out only;
 - 7. Apparel shops, including specialty shops of all sorts, shoe stores, and similar uses;

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8. Household furniture, home furnishings, gift shops, interior decorators, appliances, electronic appliances, office furniture, equipment and supplies;
 9. Variety stores;
 10. Gift shops, camera shops, record shops, bookstores, music shops and similar uses;
 11. Service shops such as barber, beauty, drop-off laundry and dry cleaner service, and similar uses;
 12. Office buildings for any of the following occupations: computer science, governmental, executive, administrative, professional services. accounting, clerical, sales and data processing;
 13. Insurance, real estate offices, general business and professional offices;
 14. Research, computer technology and design centers including the development of pilot, experimental, or proto-type planning; or
 15. Banks, loan offices, credit unions, stock exchange offices and other financial institutions.
- b. Residential, including the following:
 1. Single-family dwellings.
 2. Two-family dwellings.
 3. Multi-family condominiums or apartments providing direct view and access to the waterfront.
 - c. Water-dependent recreational uses.
 - d. Live/work spaces (art galleries, etc.).
- (4) *Accessory uses.*
- a. Normal accessory uses and buildings to all permitted principal uses, section 60-154.
 - b. Normal accessory uses and buildings to all permitted principal conditional uses, section 60-154.
- (5) *Special uses.*
- a. Special retail, office or other uses not mentioned as a permitted use, but which can be appropriately related as a special use as determined by the planning commission.

(j) B-1, Central business district.

- (1) *Intent.* This district has the intent of providing areas wherein retail trade and service outlets can be located in order to satisfy the goods and services needs of the residents in the city and the surrounding trading area. It is the further purpose of this district to retain the present general scale of the variety of buildings, structures and general landscape or site development features in order to continue to retain the overall historical and present city character.
- (2) *Permitted uses.* Generally recognized retail businesses, service establishments, offices and institutional uses as follows:
 - a. *Convenience group.*
 1. Food stores including all types of specialty foods such as bakeries, delicatessen, imported foods, candy, and similar uses. Food stuffs may be prepared on the premises as an accessory use if sold at retail on premises;
 2. Drugstores;

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3. Hardware and related stores such as paint, wallpaper, and similar uses; and
 4. Video rental.
- b. *Comparison group.*
1. Department stores;
 2. Restaurants; sit-down, outdoor cafe and take-out only;
 3. Taverns and night clubs;
 4. Apparel shops, including specialty shops of all sorts, shoe stores, and similar uses;
 5. Household furniture, home furnishings, gift shops, interior decorators, appliances, electronic appliances, office furniture, equipment and supplies;
 6. Variety stores;
 7. Gift shops, camera shops, record shops, bookstores, music shops and similar uses;
 8. Computer, electronics, art supplies and equipment;
 9. Service and repairs when incidental to a permitted use; and
 10. Mail order houses and retailers merchandise showrooms.
 11. Artisan studio, including the on-site production, display, and sale of hand crafted jewelry, clothing, furniture, artwork, and similar items.
- c. *Service facilities group.*
1. Service shops such as barber, beauty, drop-of laundry and dry cleaner service, and similar uses;
 2. Movie theaters;
 3. Business or trade schools, dancing, martial arts or music studios;
 4. Repair shops for such items as jewelry, watch, clocks, apparel and related items;
 5. Lodging facility, bed and breakfast inns and accessory uses including dining, entertainment, recreation and conference facilities;
 6. Travel agencies;
 7. Newspaper offices, publishing, commercial printers, copy centers;
 8. Funeral homes; and
 9. Private clubs, lodge halls.
- d. *Professional and other offices.*
1. Office buildings for any of the following occupations: computer science, governmental, executive, administrative, professional, accounting, clerical, sales and data processing;
 2. Insurance, real estate offices, general business and professional offices;
 3. Research, computer technology and design centers including the development of pilot, experimental, or proto-type planning;
 4. Banks, loan offices, credit unions, stock exchange offices and other financial institutions, including drive-through teller or 24-hour automatic tellers;

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- 5. Utility offices; and
 - 6. Chamber of commerce.
- e. *Automotive groups.*
- 1. Indoor sales of automobile parts and accessories exclusively.
- f. *Other uses as noted.*
- 1. Public and quasi-public buildings such as, but not restricted to:
 - (i) Churches and religious institutions;
 - (ii) Municipal offices;
 - (iii) Libraries;
 - (iv) Essential public service buildings.
 - 2. Public or private off-street parking facilities, article VIII of this chapter.
 - 3. Provisioning centers and safety compliance facilities as those terms are defined in this ordinance, and also in the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq.
- (3) *Accessory uses.*
- a. Off-street parking.
- (4) *Special uses.*
- a. Drive-in or drive-thru restaurants and service establishments, section 60-76;
 - b. Temporary transient uses;
 - c. Auto repair, section 60-78;
 - d. Commercial recreation such as bowling centers, pool or billiard halls, video arcade etc.; and
 - e. Residential uses, provided they are on the second or higher floor of a permitted use, or not located in the front one-half of the main or ground floor, adjacent to the street. Corner parcels are considered to contain two such front areas adjacent to a public street.
 - 1. The occupancy of each unit is limited to a single family as defined by ordinance.
 - 2. A minimum floor area of 700 square feet is required for each unit.
 - 3. The property owner is responsible for solid waste removal and will submit a plan, subject to planning commission approval that adequately describes storage and removal.
 - 4. An automatic smoke detection system integrated throughout all floor levels of the entire structure, and subject to the approval of the zoning official, is required.
 - 5. Each unit must provide parking in accordance with section 60-208. On-site parking areas shall be hard surfaced with a pavement consisting of asphalt or concrete; shall be graded and drained to dispose of surface water; and be completely constructed prior to the issuance of a certificate of occupancy. Off-site parking must be located on a municipal lot and is limited to two spaces per unit and subject to permit requirements of the public services department.
 - 6. Nothing contained herein shall be deemed to permit the location of establishment, pursuant to this special use, of a boardinghouse, roominghouse, hotel, motel, bed and

breakfast, tourist home or construction of a single detached accessory building not exceeding 120 square feet in size. The building is subject to staff review and building code requirements.

- f. Planned shopping centers subject to the following provisions:
 - 1. A minimum lot size of one acre and lot width of 150 feet;
 - 2. Minimum setbacks for any building shall be 25 feet from any property line; and
 - 3. Building composition which can be characterized as an architectural unit.
 - g. Motels/hotels.
 - h. Tattoo parlors and body piercing establishments, subject to the requirements of sections 60-94 and 60-95.
- (k) *B-2, General business district.*
- (1) *Intent.* The intent here is to provide a district in which the community's overall commercial and business facilities can be centralized to most efficiently and effectively serve the general community and adjacent areas. Other uses are permitted which are generally compatible with the character and requirements of these commercial and business uses. These regulations are designed to reduce possible conflicts with adjacent land uses and to provide conditions which encourage proper development within the district.
 - (2) *Permitted uses.*
 - a. All uses permitted in the B1 district;
 - b. Private clubs and lodges provided sales and services are to members and guests only;
 - c. Home improvement centers;
 - d. Supermarkets;
 - e. Public or private business school or colleges;
 - f. Health and fitness clubs;
 - g. Theaters, excluding drive-in theaters;
 - h. Eating and drinking establishments;
 - i. Funeral homes;
 - j. Hotels and motels with a minimum lot size of one acre and lot width of 200 feet;
 - k. Assembly and dance halls;
 - l. Bus passenger stations;
 - m. Bowling alleys;
 - n. Hospitals;
 - o. Secure transporter as that term is defined in this ordinance and in the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq.; [and]
 - p. Provisioning centers and safety compliance facilities as those terms are defined in this ordinance and in the Medical Marihuana Licensing Act, MCL 333.27101 et seq.
 - (3) *Special uses.*

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- a. All special uses permitted in the B-1 district;
 - b. Mini-storage, section 60-91;
 - c. Open-air businesses and outdoor sales when developed in conjunction with a permitted use, section 60-80;
 - d. Plant nurseries, section 60-79;
 - e. Automobile car wash, section 60-83;
 - f. Indoor skating rinks, outdoor recreation uses, and similar commercial recreational facilities, section 60-81;
 - g. Veterinary offices including animal hospitals and clinics;
 - h. Drive-in or drive-thru restaurants, section 60-76;
 - i. Drive-in theaters;
 - j. Lumber yards, section 60-80;
 - k. Recreational vehicle sales and storage yards, section 60-80;
 - l. Public and commercial storage garages;
 - m. Automobile service station/convenience mart, section 60-78;
 - n. Automobile repair, paint and body shops, section 60-78;
 - o. Adult regulated uses, section 60-75. This also includes body-piercing, section 60-94, and tattoo parlors, section 60-95;
 - p. Garden centers, nurseries, section 60-79;
 - q. Amusement parks and arcades, section 60-84;
 - r. New and used vehicle sales and showroom, outdoor sales space; with or without repair facilities, subject to the following conditions:
 - 1. The outdoor sales area and customer parking shall be paved with an asphalt or concrete surface in accordance with article VIII;
 - 2. A ten-foot greenbelt shall separate the outdoor sales area from the public right-of-way;
 - 3. All repair activities shall be conducted in an enclosed building; and
 - 4. Partially dismantled or damaged vehicles and automobile parts shall be stored within an enclosed building.
 - s. Automobile towing and impoundment facilities, with or without repair facilities, including any business that impounds or stores damaged or disabled vehicles for a limited period of time for the purposes relating to law enforcement, insurance, or title reasons, subject to the following provisions:
 - 1. The exterior storage of impounded vehicles shall be within an area enclosed by an opaque screening fence of sufficient height, but not less than six feet in height, to obscure vehicles from any residence, public street, or business;
 - 2. The screening fence shall be located not less than 25 feet from a property line that abuts a public street;
 - 3. All repair activities shall be conducted within an enclosed building;

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- 4. The sale of new or used vehicles from the premises is prohibited unless the application includes provisions for and is subject to vehicle sales facilities; and
 - 5. Vehicle or parts storage for salvage purposes is prohibited.
 - t. Pawnshops, section 60-96;
 - u. Tattoo parlors and body piercing establishments, subject to the requirements of sections 60-94 and 60-95.
 - v. Commercial wind energy conversion systems, subject to section 60-186.
- (l) *ORT, Office research industrial district.*
- (1) *Intent.* The ORT is designed to provide for uses which are office or research type or industrial uses which have limited impact outside of the industrial building. The district is designed to be used in areas which are properly buffered from single family residential areas.
 - (2) *Permitted uses.*
 - a. Any use charged with the principal function of basic research, design, experimental product development, light industrial manufacturing;
 - b. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales;
 - c. Data processing and computer centers, including service and maintenance of electronic data processing equipment;
 - d. Banks, credit unions, savings and loan associations including drive thru-teller;
 - e. Hospitals, clinics and medical offices; medical laboratories;
 - f. Motels or hotels;
 - g. Assembly halls, display halls, convention center or similar places of assembly when conducted completely within enclosed buildings;
 - h. Other uses similar to the above uses;
 - i. Municipal buildings and uses; and
 - j. Accessory buildings and uses customarily incident to the above-permitted uses, provided such buildings and uses are located on the same zoning lot with a permitted use, section 60-154.
 - (3) *Special uses.*
 - a. Retail businesses or service establishments;
 - b. Personal service establishments, such as but not limited to repair shops (watches, radio, television, shoe, etc.), tailor shops, beauty parlors or barbershops, laundries or dry cleaners, printing or photographic reproductions, photographic, art or interior decorating studios; and
 - c. Restaurants or other places serving food or beverage, but not including drive-in/fast food, carry-out or drive-through restaurants.
- (m) *LI, Limited industrial district.*
- (1) *Intent.* The intent here is to provide the resources and services available and essential to good industrial development, while also guarding against the encroachment of these uses into districts where they would be considered incompatible.
 - (2) Permitted uses:

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- a. Wholesale establishments, warehouses, cartage business, and truck or rail terminals;
 - b. Tool, die and machine shops;
 - c. Manufacturing or processing of wood, concrete, cinder block and brick;
 - d. Manufacturing of automotive parts, medical fabricating, assembly, and other manufacturing processes;
 - e. Production, processing and packaging of such products as candy and baked goods;
 - f. Recreational vehicles, storage yards;
 - g. Contractor equipment and other material storage yards;
 - h. Municipal equipment and material storage yards;
 - i. Grower as that term is defined in this ordinance and in the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq;
 - j. Processor as that term is defined in this ordinance and in the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq;
 - k. Secure transporter, as that term is defined in this ordinance and in the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq; [and]
 - l. Provisioning centers and safety compliance facilities as those terms are defined in this ordinance and in the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq.
- (3) *Accessory uses.*
- a. Normal accessory uses and buildings to all permitted principal uses, section 60-154.
- (4) *Special uses.*
- a. Municipal waste or water treatment facilities;
 - b. Manufacturing or processing of plastic, fabric, and synthetic specialty products;
 - c. Production, processing, and packaging of such products as cosmetics, toiletries and pharmaceuticals;
 - d. Wireless communication or cellular communication facilities and their towers, section 60-92; and
 - e. Child care centers, section 60-86.
 - f. Auto, truck, construction and farm vehicle or equipment sales and repair, subject to the provisions of section 60-97.
 - g. Commercial wind energy conversion systems, subject to section 60-186.
- (n) *GI, General industrial district.*
- (1) *Intent.* The intent here is to provide a district whose location will permit heavy manufacturing types of use to best utilize essential public and private facilities and utilities.
- (2) *Permitted uses.*
- a. All permitted uses in the LI district;
 - b. Production, manufacturing, processing, and packaging of such products as cereals, dog foods, soft drinks, and distillation of grains and fruits;
 - c. Drop forges, heavy stamping and oil refineries;

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- d. Lumber and planing mills;
 - e. Municipal waste or water treatment facilities;
 - f. Central dry-cleaning plants;
 - g. Manufacturing or processing of plastic, fabric and synthetic products;
 - h. Production, processing and packaging of such products such as cosmetics, toiletries and pharmaceutical;
 - i. Grower as that term is defined in this ordinance and in the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq;
 - j. Processor as that term is defined in this ordinance and in the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq;
 - k. Secure transporter as that term is defined in this ordinance and in the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq; [and]
 - l. Provisioning centers, and safety compliance facilities as those terms are defined in this ordinance and in the Medical Marihuana Facilities Licensing Act, MCL 333.27101 et seq.
- (3) *Accessory uses.*
- a. Normal accessory uses and buildings to all permitted principal uses, section 60-154.
- (4) *Special uses.*
- a. Salvage yards and used material storage, section 60-90;
 - b. Tanneries, slaughterhouses, stock yards, or soap factories; and
 - c. Wireless communication or cellular communication facilities and their towers, section 60-92.
 - d. Sales and repair of trucks, mowing equipment, recreational vehicles, construction equipment and farm implements.
 - e. Retail sales of landscape materials, building materials and similar products; and equipment rental.
 - f. Commercial wind energy conversion systems, subject to section 60-186.
 - g. Child care centers, subject to section 60-86.
- (o) *SR, Storage restricted district.*
- (1) *Intent.* The intent here is to provide a district which would act as an acceptable buffer between industrial manufacturing and business or residential uses. The district would provide for enclosed manufacturing or commercial storage facilities, which would be of a low noise and low traffic use.
 - (2) *Permitted uses.*
 - a. *Industrial, commercial warehouse storage facilities.*
 - 1. All storage shall be confined within an approved structure. No outdoor storage will be allowed; and
 - 2. No highly hazardous uses as defined by the city building code.
 - (3) *Special uses.* Special uses shall not be applicable to this district.

(Ord. No. 691, § 1(32-24), 5-4-2005; Ord. No. 715, §§ 1, 2, 5-12-2009; Ord. No. 727, § 1, 9-28-2010; Ord. No. 728, § 1, 12-14-2010; Ord. No. 732, § 1, 1-25-2011; Ord. No. 741, § 1, 5-10-2011; Ord. No. 744, § 2, 12-13-2011; Ord. No. 802, §§ 2—6, 7-24-2018)

