

AMENDMENT TO ZONING ORDINANCE

A regular meeting of the Village Council of the Village of Blissfield, Michigan, was held in the Council Room in said Village on the 27th day of February, 2012.

Michael Gunter, President, presided.

TRUSTEES PRESENT: George Brown, Mark Burgermeister, A. Ray Jones, Randy Kelley, Al Navarro, Jr., and Arthur Weeber.

TRUSTEES ABSENT: None

The following Amendment to the Zoning Ordinance was introduced by Trustee Jones and seconded by Trustee Burgermeister.

WHEREAS, the Village of Blissfield has determined it is necessary to amend the Village of Blissfield Zoning Ordinance, and

WHEREAS, after the sending of proper notice and due publication on said proposed amendment, a hearing was held by the Village Planning Commission, and

WHEREAS, the Village Planning Commission has recommended to the Village Council that the amendment be adopted.

NOW, THEREFORE, THE VILLAGE OF BLISSFIELD HEREBY ORDAINS:

1. That the Village of Blissfield Zoning Ordinance be and hereby is amended to include the following Article X.2: MU-1 Mixed Use District described in the attached Exhibit A.

2. That the Village Zoning Map and Ordinance be amended to effect the change described at Number 1 of this Ordinance.

This Amendment to the Zoning Ordinance takes effect twenty (20) days after its publication.

The above Amendment to the Zoning Ordinance was voted upon by the Council and declared adopted, the Trustees voting thereon as follows:

YES: George Brown, Mark Burgermeister, A. Ray Jones, Randy Kelley, Al Navarro, Jr., and Michael Gunter.

NO: None

ABSTAIN: Arthur Weeber



Michael Gunter, President



Laura Neuman, Village Clerk

EXHIBIT A

Article X.2: MU-1 Mixed Use District

216.1020 Intent.

Sec. 0.00. This district is intended to permit and encourage select compatible mixes of residential (detached and attached), retail, service, office, and administrative establishments which align with existing mixed compatible uses and/or form effective transition areas between strictly commercial and residential areas. These districts allow the continued viable uses for existing structures in these areas. These districts are designed to provide a combination of residential density and retail and office convenience, along with professional services for the trade area. Volumes of traffic in this district necessitate a complete and efficient system of public streets and sidewalks. The nature and mixture of residential and commercial and related uses in this district still require the necessity for lot and yard requirements, although greater density is appropriate in many cases.

216.1021 Permitted Uses

Sec. 10.21. The following provisions apply in all MU-1, Mixed Use Districts. Any use not expressly permitted is prohibited.

1. One family detached dwellings.
2. Publicly owned and operated museums, libraries, parks, playfields, playgrounds, recreation facilities and conservation.
3. Public, parochial or other private elementary, intermediate, and/or high schools offering courses in general education, not operated for profit, with a minimum site size of ten acres.
4. Accessory uses and buildings customarily incidental to the above Permitted Principal Uses (subject to regulations in Section 13.03 [216.1303]).
5. Family Child Care Home, Foster Family Home and Foster Family Group Home (subject to provisions of Section 13.19 [216.1319]).
6. Home occupations subject to the following:
 - A. Home occupations that create the following conditions shall not be permitted:
 1. Change the outside appearance of the dwelling visible from the street;
 2. Traffic, parking, sewerage or water use in excess of what is normal in the neighborhood;
 3. Noise, vibration, glare, fumes, odors or any use that results in electrical interference or becomes a nuisance;
 4. Outside storage or display of anything related to the home occupation.
 5. The employment of more than one (1) person in the home other than the dwelling occupants;
 6. Exterior building alterations to accommodate the occupation;
 7. Occupation of more than twenty-five percent (25%) of the floor area of the dwelling or fifty percent (50%) of a detached garage;
 8. Off-site parking for customers, or a requirement of more than one (1) parking space at curb side on the street;
 9. The delivery of goods or the visit of customers before 6:00 a.m. and after 8:00 p.m.;
 10. Deliveries made other than by small vehicles such as step vans and similar vehicles.
 - B. The following are permitted home occupations provided they do not violate any of the provisions of the previous paragraph:
 1. Dressmaking, sewing and tailoring;
 2. Painting, sculpturing or writing;
 3. Telephone answering;
 4. Home crafts such as model making, rug weaving and lapidary work;
 5. Tutoring limited to four (4) students at a time;
 6. Computer application including software and not including sale of computers;
 7. Salespersons office or home office of a professional person (including medical, dental, legal, and financial professional persons);

8. Laundering and ironing;
 9. Repair of clocks, instruments or other small appliances;
 10. Barber shops and beauty parlors, limited to one (1) operator;
 11. Dance studios, limited to four (4) students at a time;
 12. Use of a single-family residence by an occupant of that residence for a home occupation to give instruction in a craft or fine art within the residence pursuant to MCL 125.3204.
- C. The following are prohibited as home occupations:
1. Private clubs;
 2. Repair shops which may create a nuisance due to noise, vibration, glare, fumes, odors, or uses resulting in electrical interference;
 3. Restaurants;
 4. Motor vehicle repair or paint shops;
 5. Retail sales that require visits of customers to the home.
- D. Any proposed home occupation that is neither specifically permitted by subsection B. of this section nor specifically prohibited by subsection C of this section shall be considered a special use and be granted or denied upon consideration of those standards contained in Section 216.1316 of this Ordinance.
7. Multi-family residential uses subject to RM-2 unit square footage and density regulations.
 8. Office buildings resulting from any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, and governmental services.
 9. Photographic studios.
 10. Art studios.
 11. Retail establishments for the sale of alcoholic beverages, bicycles, books, confections, flowers, furniture, hobby equipment, jewelry, music, notions, periodicals, sundries, small household articles, tobacco, and other similar miscellaneous items.
 12. Funeral homes.
 13. Personal service establishments performing services on the premises such as barber and beauty shops, watch, radio, television, clothing and shoe repair, tailoring, locksmithing and other similar uses.
 14. Eating and drinking establishments where food and beverage are consumed while the patrons are seated within a completely enclosed building.
 15. Child care centers (subject to provisions of Section 13.19 [216.1319]).
 16. Medical and dental offices including clinics and laboratories.
 17. Banks, credit unions, and savings and loan associations.
 18. Hardware, convenience food stores, groceries, drug stores and bakeries with gross floor areas not greater than 4,000 square feet.
 19. Private service clubs, fraternal organizations and lodge halls.
 20. Business or private schools operated for profit.
 21. Laundry or dry cleaning customer outlets, coin-operated laundromats, and self-serve dry cleaning centers.
 22. Newspaper offices and printing plants.

216.1022 Special land uses.

Sec. 10.22. The following special land uses shall be permitted, subject to the conditions hereinafter imposed, and subject to the review and approval by the Village of Blissfield Planning Commission and subject further to the requirements of Section 216.1316.

1. Cemeteries, provided the perimeter of the site shall be fenced as designated in Section 13.11 [216.1311].
2. Churches, subject to the following requirements:
Buildings of greater than the maximum height allowed in Article XII, Schedule of Regulations, may be allowed provided front, side and rear yards be increased by one foot for each foot of building height that exceeds the maximum height allowed.
3. Bed and Breakfast (subject to regulations in Section 13.17 [216.1317]).
4. Group Child Care Home (subject to provisions of Section 13.19 [216.1319]).
5. Automobile service stations. (Subject to the provisions of Section 13.21 [216.1321]).

6. Solar panels (subject to Section 216.1325).
7. Business in the character of a drive-in or open front store, subject to the following conditions:
 - (a) A setback of at least 60 feet from the right-of-way line of any existing or proposed street must be maintained.
 - (b) Access points shall be located at least 60 feet from the intersection of any two streets.
 - (c) All lighting shall be shielded from adjacent residential districts.
8. Veterinary hospitals or clinics subject to the following conditions:
 - (a) All activities shall be conducted within a totally enclosed main building.
 - (b) All buildings shall be setback a minimum of 200 feet from abutting residential districts on the same side of the street.
9. Plant materials, nursery for the retail sale of plant materials not grown on the site, and sales of lawn furniture, playground equipment, and garden supplies subject to the following conditions:
 - (a) The storage and/or display of any material and/or products shall meet all setback requirements of the structure.
 - (b) The storage of any soil, fertilizer, or other loose, unpackaged materials shall be contained so as to prevent any effects on adjacent uses, and shall be shielded or screened as specified by the Village Planning Commission.

216.1023 Area, height, bulk and placement regulations.

Sec. 10.23. Area, height, bulk, and placement requirements unless otherwise specified are as provided in Article XII, Schedule of Regulations.

216.1024 Site plan review.

Sec. 10.24. For all uses permitted in the X-0 Mixed Use District, a site plan shall be submitted to the Planning Commission for review and approval in accordance with Section 13.07 (216.1307) only if a variance or rezoning is necessary, as determined by the Zoning Administrator.

ARTICLE XII SCHEDULE OF REGULATIONS

216.1200 Area, height, bulk and placement regulations.

Sec. 12.00.

TABLE INSET: Add the following highlighted line to the table in Section 216.1200:

	Zoning District	Minimum Lot Size Per Dwelling Unit		Maximum Building Height		Maximum Coverage of Lot by All Buildings in Percent of Lot Area	Front	Setback in Feet Side Yard a, b, c		Rear	Minimum Floor Area Per Dwelling Unit d
		Area in Sq. Ft.	Width In Feet	In Stories	In Feet			Least One	Total Two		
X0	Mixed Use	5,000	50	2 ½	30	50	20	5	10	10	f