

Mayor
Kip C. Walby
Mayor Pro-Tem
David J. Rubello
City Manager
Dustin L. Lent



Council Members:
Linda C. Bertges
John D. Caron
Ronald J. Frederick
Candice B. Rusie
Chris M. Vitale

27600 Jefferson Avenue, St. Clair Shores, MI 48081-2075
Phone: 586-445-5200 www.scsmi.net

**CITY OF ST. CLAIR SHORES
MACOMB COUNTY, MI
ORDINANCE NO. 0-2025-005**

THE CITY OF ST. CLAIR SHORES ORDAINS THAT CHAPTER 48 ZONING ARTICLE XI LOCAL BUSINESS DISTRICT WHICH READS AS FOLLOWS:

Sec. 48-304. Intent

B-1 Local Business Districts are intended to provide for the day-to-day convenience shopping and service needs of residents in adjacent or nearby neighborhoods. B-1 districts should be located as close as possible to the residential areas they serve. It is intended that only low-intensity uses which produce low volumes of traffic and low noise levels be permitted in the B-1 district. Furthermore, B-1 uses should be developed at a relatively small scale so as to be compatible with the adjacent or nearby residential uses. The City of St. Clair Shores enforces the following business hours: 6:00 a.m. to 12:00 a.m., which can be modified with City Council approval.

The following regulations shall apply in all B-1 districts and no building structure or premises, except as otherwise provided in this ordinance shall be erected, altered, or used except for one or more of the following specified uses.

(Comp. Ords. 1988, § 15.261(35.35); chap. 35 eff. Mar. 7, 1986; amended by ord. eff. Aug. 20, 1996; further amend. eff. Apr. 9, 2009)

Sec. 48-305. Principal uses permitted.

- (1) Any generally recognized retail business which supplies commodities on the premises, for persons residing in adjacent residential areas, such as groceries, meats, dairy products, baked goods or other foods, drugs, dry goods and notions, or hardware.
- (2) Personal service establishment which performs services, on the premises such as, but not limited to, repair shop (watches, radio, television, shoe, etc.) tailor shops, beauty parlors or barbershops, body art facilities, photographic studios, and self-service laundries.
- (3) Dry cleaning establishments, or pick-up stations, dealing directly with consumer. Central dry cleaning plants serving more than one retail outlet shall be prohibited.
- (4) Business establishment which perform services on the premises, such as, but not limited to, banks, banks including drive-through, loan companies, insurance offices, and real estate offices.
- (5) Professional services including the following: medical clinics (outpatient only), and offices of doctors, dentists, osteopaths, and similar or allied professions.
- (6) Post office and similar governmental office buildings, service persons living in the adjacent residential area.
- (7) Other uses similar to the above uses.
- (8) Child day care centers.
- (9) Restaurant, or other place serving food or beverages, provided that all food and beverage is purchased and consumed within the interior.
- (10) The office or showroom and exterior storage for an establishment of a plumber, heating repairmen, or similar activity, when such use serves primarily adjacent residential areas and is not intended to include the facilities of a major contractor or wholesale supplier. All activities, including storage, must be conducted within a completely enclosed structure, and shall not constitute a nuisance in terms of noise, fumes, odors, traffic movement or land use development patterns and undesirable development.
- (11) Veterinary hospitals or clinics for small animals, subject to the following conditions:
 - (a) All activities are conducted within a totally enclosed main building.
 - (b) Any areas of the building designed to accommodate animals shall be soundproof.
 - (c) There shall be no overnight boarding of animals except those requiring extended care after surgery, serious illness or accidents.

(d) There shall be no cremation of animals on-site.

(Comp. Ords. 1988, § 15.262(35.36); chap. 35 eff. Mar. 7, 1986; amended by ord. eff. Aug. 20, 1996; further amend. eff. Apr. 9, 2009)

(Ord. No. O-2025-002, 2-18-2025)

Sec. 48-306. General requirements.

- (1) All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
- (2) All business, servicing, processing, or storage, except for off-street parking or loading, shall be conducted within a completely enclosed building except for the sale and storage of propane tanks.
 - a. Tanks no larger than 20-pound capacity shall be permitted. Tanks shall be displayed in a secured cage, holding no more than 12 tanks.
 - b. An application indicating the proposed location of the storage container must be filed and approved prior to installation.
 - c. Storage of propane tanks must meet all other applicable codes adopted by the City.

(Comp. Ords. 1988, § 15.263(35.37); chap. 35 eff. March 7, 1986; amended by ord. eff. Aug. 20, 1996; amend. eff. Aug. 15, 2008; further amend. eff. April 9, 2009)

Sec. 48-307. Special land uses.

The following uses shall be permitted as special land uses in the B-1 Local Business District, subject to the standards and requirements set forth herein, and subject to the standards and approval requirements set forth in section 48-561:

- (1) Publicly owned buildings, public utility buildings, telephone exchange buildings; electric transformer stations and sub-stations; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations.
- (2) Mortuary establishments, including required caretaker's apartment, subject to the following conditions:
 - (a) All official vehicles of mortuary or funeral homes plus one space for each caretaker family on the premises shall be provided for as off-street parking spaces. The off-street parking herein required shall be in excess of the requirements of article XIX, General Provisions.
 - (b) Ingress and egress shall be so provided as not to conflict with the traffic on adjacent residential streets.
 - (c) The funeral procession shall be formed so as to line up on site or within off-street parking areas servicing the mortuary or funeral homes. Adequate land and site plan layout shall therefore be accomplished so as not to require residential street space for the forming of the funeral procession.
 - (d) All activity extending beyond the walls of the mortuary or funeral home shall be screened from visible view of adjacent residential districts.
 - (e) Whenever a caretaker's residence is included as a part of the principal structure, said structure shall be permitted to be two stories or 30 feet in height. Whenever the structure is designed to be two stories in height it shall be so placed on the lot or parcel as not to be nearer to a residential district than 35 feet.
- (3) Auto repair center for the light repair and service of automotive vehicles, but not including steam cleaning or undercoating, vehicle body repair, painting, tire recapping, engine rebuilding, auto dismantling, upholstery, auto glass work, and other such activities whose external effects would adversely extend beyond the property line, subject to the following:
 - (a) No outside storage of nonlicensed vehicles, or vehicles other than those being serviced or repaired is allowed.
 - (b) The minimum lot area shall be 10,000 square feet with a minimum frontage of at least 100 feet along every abutting major and/or secondary thoroughfare.
 - (c) All lighting shall be shielded from adjacent residential districts.
 - (d) No painted wall signs are allowed.
 - (e) Twenty-foot setbacks shall be required wherever building entrances or exists for vehicles face street frontages.
 - (f) All outdoor vehicular storage areas shall be provided with a permanent, durable and dustless surface, and shall be graded and drained so as to dispose of all surface water accumulated within the area.
 - (g) There shall be no sale of gasoline.
 - (h) The Planning Commission in reviewing proposals shall be concerned with the following details particularly in relation to conversion of existing structures to auto repair centers:
 1. Architectural elevations as related to surrounding development.
 2. Building material.
 - (i) There shall be a minimum customer waiting room area of at least 15 square feet per service bay.

- (4) Dog Kennels.
- (5) Drive-throughs.

(Comp. Ords. 1988, § 15.264(35.38); chap. 35 eff. March 7, 1986; amended by ord. eff. Aug. 20, 1996; further amend. eff. April 9, 2009)

Shall be amended to read as follows:

Sec. 48-304. Intent.

B-1 Local Business Districts are intended to provide for the day-to-day convenience shopping and service needs of residents in adjacent or nearby neighborhoods. B-1 districts should be located as close as possible to the residential areas they serve. It is intended that only low-intensity uses which produce low volumes of traffic and low noise levels be permitted in the B-1 district. Furthermore, B-1 uses should be developed at a relatively small scale so as to be compatible with the adjacent or nearby residential uses. The City of St. Clair Shores enforces the following business hours: 6:00 a.m. to 12:00 a.m., ~~which can be modified with City Council approval.~~

The following regulations shall apply in all B-1 districts and no building structure or premises, except as otherwise provided in this ordinance shall be erected, altered, or used except for one or more of the following specified uses.

(Comp. Ords. 1988, § 15.261; chap. 35 eff. Mar. 7, 1986; amended by ord. eff. Aug. 20, 1996; further amend. eff. Apr. 9, 2009)

Sec. 48-305. Principal uses permitted.

- (1) Any generally recognized retail business which supplies commodities on the premises, for persons residing in adjacent residential areas, such as groceries, meats, dairy products, baked goods or other foods, drugs, dry goods and notions, or hardware.
- (2) Personal service establishment which performs services, on the premises such as, but not limited to, repair shop (watches, radio, television, shoe, etc.) tailor shops, beauty parlors or barbershops, photographic studios, body art facilities, and self-service laundries.
- (3) Dry cleaning establishments, or pick-up stations, dealing directly with consumer. Central dry cleaning plants serving more than one retail outlet shall be prohibited.
- (4) Business establishment which perform services on the premises, such as, but not limited to, banks, banks including drive-through, loan companies, insurance offices, and real estate offices.
- (5) Professional services including the following: medical clinics (outpatient only), and offices of doctors, dentists, osteopaths, and similar or allied professions.
- (6) Post office and similar governmental office buildings, service persons living in the adjacent residential area.
- (7) Other uses similar to the above uses.
- (8) Child day care centers.
- (9) Restaurant, or other place serving food or beverages, ~~provided that all food and beverage is purchased and consumed within the interior.~~
- (10) The office or showroom and exterior storage for an establishment of a plumber, heating repairmen, or similar activity, when such use serves primarily adjacent residential areas and is not intended to include the facilities of a major contractor or wholesale supplier. All activities, including storage, must be conducted within a completely enclosed structure, and shall not constitute a nuisance in terms of noise, fumes, odors, traffic movement or land use development patterns and undesirable development.
- (11) Veterinary hospitals or clinics for small animals, subject to the following conditions:
 - (a) All activities are conducted within a totally enclosed main building.
 - (b) Any areas of the building designed to accommodate animals shall be soundproof.
 - (c) There shall be no overnight boarding of animals except those requiring extended care after surgery, serious illness or accidents.
 - (d) There shall be no cremation of animals on-site.

(Comp. Ords. 1988, § 15.262; chap. 35 eff. Mar. 7, 1986; amended by ord. eff. Aug. 20, 1996; further amend. eff. Apr. 9, 2009)

Sec. 48-306. General requirements.

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

- (2) All business, servicing, processing, or storage, ~~except for off-street parking or loading~~, shall be conducted within a completely enclosed building except for the **following**:

A. One commercial grade outdoor ice merchandiser machine.

B. Sale and storage of propane tanks.

- a. **1.** Tanks no larger than 20-pound capacity shall be permitted. Tanks shall be displayed in a secured cage, holding no more than 12 tanks.
- b. **2.** An application indicating the proposed location of the storage container must be filed and approved prior to installation.
- c. **3.** Storage of propane tanks must meet all other applicable codes adopted by the City.

C. Overnight parking of commercial vehicles, subject to the following conditions:

- 1. Vehicles shall not exceed a length of 20 feet and a height of 10 feet.**
- 2. Vehicles shall be accessory to the primary use on the property.**
- 3. The rental, display, or permanent storage of vehicles and trailers is prohibited.**
- 4. Storage of materials, tools, debris, or other matter within the open bed of a truck is prohibited.**
- 5. Commercial vehicles shall not be stored permanently on site. Vehicles parked overnight shall be driven off-site for the operation of the primary business.**
- 6. During normal business hours, the business shall maintain the minimum number of required parking spaces available to patrons.**
- 7. The property shall comply or obtain a variance for Sec. 48-559. – Walls prior to parking vehicles overnight.**

(Comp. Ords. 1988, § 15.263; chap. 35 eff. March 7, 1986; amended by ord. eff. Aug. 20, 1996; amend. eff. Aug. 15, 2008; further amend. eff. April 9, 2009)

Sec. 48-307. Special land uses.

Sec. 35.38. The following uses shall be permitted as special land uses in the B-1 Local Business District, subject to the standards and requirements set forth herein, and subject to the standards and approval requirements set forth in section 35.83 [15.510] [48-561]:

- (1) Publicly owned buildings, public utility buildings, telephone exchange buildings; electric transformer stations and sub-stations; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations.
- (2) Mortuary establishments, including required caretaker's apartment, subject to the following conditions:
 - (a) All official vehicles of mortuary or funeral homes plus one space for each caretaker family on the premises shall be provided for as off-street parking spaces. The off-street parking herein required shall be in excess of the requirements of article XIX [15.495], General Provisions.
 - (b) Ingress and egress shall be so provided as not to conflict with the traffic on adjacent residential streets.
 - (c) The funeral procession shall be formed so as to line up on site or within off-street parking areas servicing the mortuary or funeral homes. Adequate land and site plan layout shall therefore be accomplished so as not to require residential street space for the forming of the funeral procession.
 - (d) All activity extending beyond the walls of the mortuary or funeral home shall be screened from visible view of adjacent residential districts.
 - (e) Whenever a caretaker's residence is included as a part of the principal structure, said structure shall be permitted to be two stories or 30 feet in height. Whenever the structure is designed to be two stories in height it shall be so placed on the lot or parcel as not to be nearer to a residential district than 35 feet.
- (3) Auto repair center for the light repair and service of automotive vehicles, but not including steam cleaning or undercoating, vehicle body repair, painting, tire recapping, engine rebuilding, auto dismantling, upholstery, auto glass work, and other such activities whose external effects would adversely extend beyond the property line, subject to the following:
 - (a) No outside storage of nonlicensed vehicles, ~~or vehicles other than those being serviced or repaired~~ is allowed.
 - (b) The minimum lot area shall be 10,000 square feet with a minimum frontage of at least 100 feet along every abutting major and/or secondary thoroughfare.
 - (c) All lighting shall be shielded from adjacent residential districts.
 - (d) No painted wall signs are allowed.
 - (e) Twenty-foot setbacks shall be required wherever building entrances or ~~exists~~ **exits** for vehicles face street frontages.

