

ORDINANCE NO. 10-588

**AN ORDINANCE TO AMEND SECTIONS 94-5, 94-180, 94-181,
94-467, 94-412, 94-177-A, 94-178 AND 94-179 OF CHAPTER 94
OF THE CODE OF ORDINANCES, CITY OF WALKER
REGARDING COMMUNITY CENTERS, MOVIE STUDIOS,
BARS/ NIGHT CLUBS AND RESTAURANT REGULATIONS,
TEMPORARY SIGNS, STANDALE DOWNTOWN DISTRICT
AND REGULATED USES.**

THE CITY OF WALKER ORDAINS:

Section 1. Amendment of Section 94-5 DEFINITIONS. That Section 94-5 of the Code of Ordinances, City of Walker, Michigan, is amended as follows by adding the following definitions:

Bar / Night Club means premises licensed to sell alcoholic beverages by the drink for on-site consumption. Subject to state law and other requirements of this Code, the sale of food, packaged alcohol (for either on-site or off-site consumption), dancing and live entertainment may be allowed as accessory uses.

Community Center means premises used for noncommercial recreational, social, educational or cultural activities, open to the public or a designated part of the public.

Movie Studio means a facility for the production of motion pictures, television entertainment and similar products. A movie studio may include, but is not limited to, soundstages, sets, cafeterias, production studios, research and development operations and training and education areas. On-site housing of personnel and talent is allowed as an accessory use, subject to state law and other requirements of this Code.

Restaurant means an establishment where food and drink are prepared, served and consumed on-site or as take-out. Drive-up windows and outside seating are allowed as accessory uses, subject to other requirements of this Code.

Section 2. Amendment of Section 94-180 (d) ML – Light Industrial District Special Exception Uses. That the Code of Ordinances, City of Walker, Michigan, is hereby amended by adding the following as a special exception use:

5) Community Center

6) Movie Studio

Section 3. Amendment of Section 94-181 (d) MH – Heavy Industrial District Special Exception Uses. That the Code of Ordinances, City of Walker, Michigan, is hereby amended by adding the following as a special exception use:

2) Movie Studio

Section 4. Amendment of Section 94-467 (b) Table of Required Off-Street Parking Spaces. That the Code of Ordinances, City of Walker, Michigan, is hereby amended by adding the following:

CIVIC AND INSTITUTIONAL USES

Use: **Community Center**

Required: **1 parking space per 300 square feet of gross floor area**

Note: 3050 Walkent – Knottnerus Site. 41,000 sq. ft. building. 1,278 occupancy load.

COMMERCIAL AND OFFICE USES

Use: **Bar / Night Club**

Required: **1 space per 2 customer seats plus 1 space per employee at peak hours**

Extra: **1 space per 100 square feet of dance floor area**

INDUSTRIAL, MANUFACTURING AND WAREHOUSING USES

Use: **Movie Studio**

Required: **1 space per every 2 employees, measured at peak shift**

Section 5. Amendment of Section 94-177-A STANDALE DOWNTOWN DISTRICT. That Section 94-177-A (3) (B) and (5) (s) of the Code of Ordinances, City of Walker, Michigan, is amended as follows by adding two uses plus a discretionary use allowance via the planning commission and by allowing the planning commission to grant dimensional deviations to the regulatory standards:

(B) Permitted Uses, Special Exception Uses and Prohibited Uses. Use and development of land within the District shall be regulated as follows:

(1) The following abbreviations apply to the following Table of Uses:

P: Permitted Use - Land and/or buildings in this District may be used for the purposes listed by right.

SE: Special Exception - The following uses may be permitted by obtaining special exception permit approval.

NP: Not Permitted -The use is not permitted in the District.

Use	Primary Frontage Areas	Secondary Frontage Areas	Neighborhood Frontage Areas
Bar / Night Club	SE	SE	NP
Parking Lot / Park N' Ride Lot	SE	SE	SE
Other uses as approved by the Planning Commission, consistent with the standards and regulations of this District, the principles of the City of Walker "Downtown Standale" Master Plan, and the Standale Downtown			

Use	Primary Frontage Areas	Secondary Frontage Areas	Neighborhood Frontage Areas
Development Authority Development Plan and Tax Increment Financing Plan.			

Current Ordinance:

- (s) Modifications. The Planning Commission may approve deviations to the architectural requirements of this Section to achieve the objectives of this District through the use of creativity and flexibility in development and design. Each modification shall require a finding that the design standard deviation sought will enhance the public interest.

Proposed Ordinance:

- (s) Modifications. The Planning Commission may approve deviations to the architectural requirements **and dimensional requirements** of this Section to achieve the objectives of this District through the use of creativity and flexibility in development and design. Each modification shall require a finding that the design standard deviation sought will enhance the public interest **and will not detract from the overall legislative intent and regulatory tone of this District.**

Section 6. Amendment of Section 94-178 (d) C-3 Highway Commercial District Special Exception Uses. That the Code of Ordinances, City of Walker, Michigan, is hereby amended by adding the following as a special exception use:

- 3) Regulated Uses, per Article XIII of this Chapter

Section 7. Amendment of Section 94-179 (d) C-4 Outdoor Commercial District Special Exception Uses. That the Code of Ordinances, City of Walker, Michigan, is hereby amended by adding the following as a special exception use:

- 3) Regulated Uses, per Article XIII of this Chapter

Section 8. Severability. The various parts, sections, and clauses of this Ordinance are declared to be severable. If any part, sentence, paragraph, section, or clause is determined invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be thereby affected.

Section 9. Effective Date. This Ordinance will become effective upon the expiration of seven days after publication of a notice of ordinance adoption in a newspaper of general circulation within the City of Walker.

Effective date: October 26, 2010.