

CITY OF DEARBORN HEIGHTS

COUNTY OF WAYNE

STATE OF MICHIGAN

ORDINANCE NO. H-16-01

ZONING ORDINANCE AMENDMENT

AN ORDINANCE TO AMEND THE DEARBORN HEIGHTS ZONING ORDINANCE, CHAPTER 36, AS AMENDED, TO AMEND THE REGULATIONS CONTAINED IN THE C-3 DISTRICT.

THE CITY OF DEARBORN HEIGHTS ORDAINS:

Section 1.

PART A. The City of Dearborn Heights Zoning Ordinance, section 36-93, Table of Permitted Uses by District, is hereby amended to change automobile dealerships from a permitted use in a C3 district to a special approval use in the C3 district. Automobile dealerships will remain permitted uses in the MX, M1, and M2 districts but will be special approval uses in the C2, C3, and O districts.

PART B. The City of Dearborn Heights Zoning Ordinance, Article VI, Use Standards, Division 2, Commercial Uses, section 36-162, Automobile or Vehicle Dealerships, is hereby amended to add subsection (7), to read as follows:

Sec. 36-162. - Automobile or vehicle dealerships.

Automobile or vehicle dealers, including those establishments with repair facilities and/or outdoor sales space, shall be subject to the requirements of this section. These requirements shall apply to operations involved in the sale, lease or rental of new or used vehicles, house trailers, recreational vehicles, trucks, and other vehicles. Recreational vehicle dealers shall be further subject to the requirements of section 36-233:

(1) – (6) *UNCHANGED.*

(7) In order to prevent the oversaturation of automobile dealerships within the local market, to help maintain an inventory of building sites suitable for diverse businesses, and to promote the aesthetic appeal of the City's commercial corridors, no automobile dealership may be located closer than 1,000 feet from another automobile dealership unless both are part of a planned automotive mall.

PART C. The City of Dearborn Heights Zoning Ordinance, Article VI, Use Standards, Division 4, Industrial Uses, section 36-195, Outdoor Storage, is hereby amended to add subsection (d), to read as follows:

Sec. 36-195. - Outdoor storage.

(a) – (c) *UNCHANGED.*

(d) In order to prevent the oversaturation of outdoor storage areas within the local market, to help maintain an inventory of building sites suitable for diverse businesses, and to promote the aesthetic appeal of the City’s commercial corridors, no outdoor storage area may be located closer than 1,000 feet from another outdoor storage area.

PART D. The City of Dearborn Heights Zoning Ordinance, Article XIV, Procedures and Standards, Division 2, Site Plan Review, section 36-497, Plan Review Procedures and Authorization, subsection (c) is hereby amended to read as follows:

Sec. 36-497. - Plan review procedure and authorization.

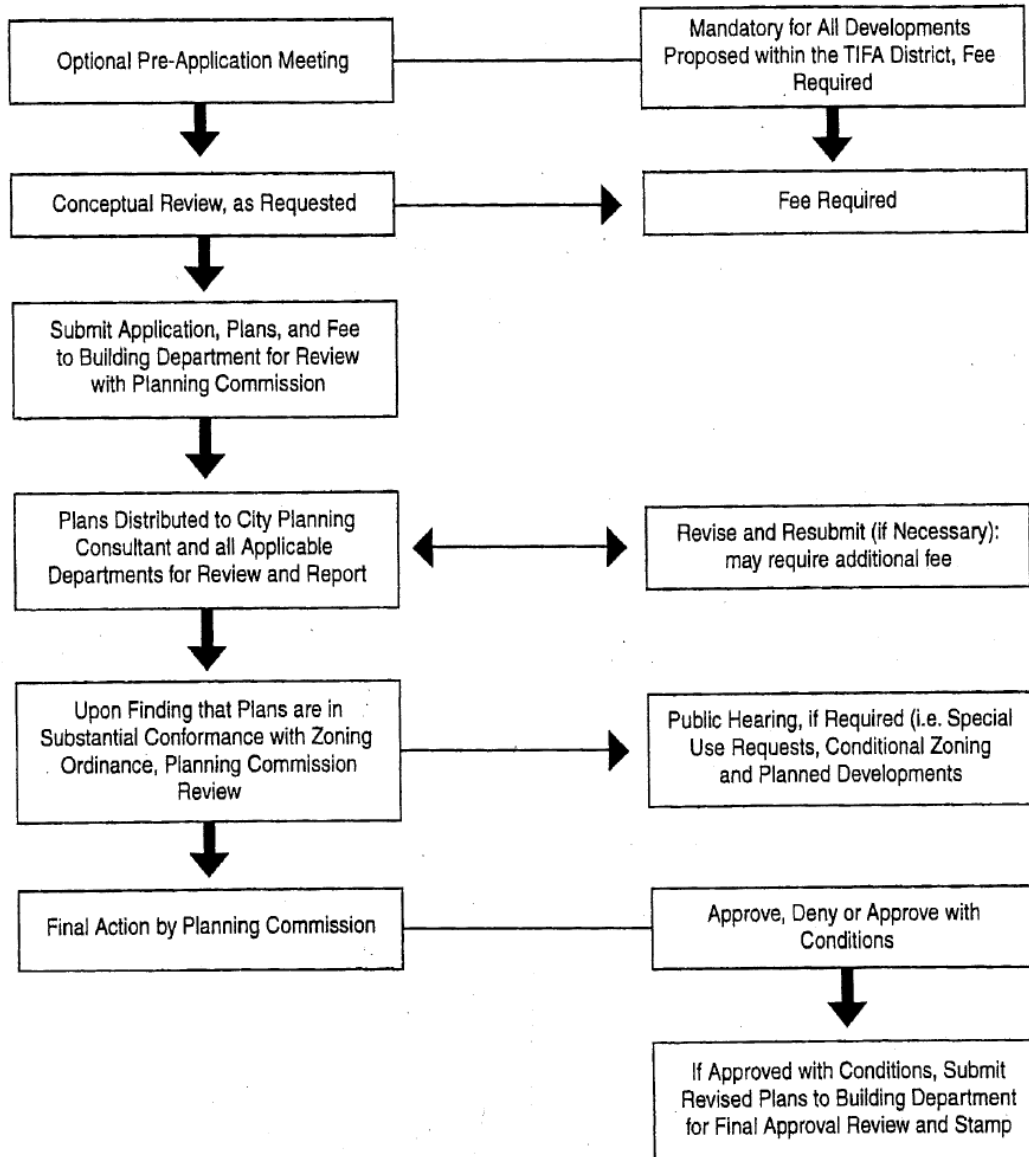
(a) – (b) *UNCHANGED.*

(c) Final site plan review. Upon determination of the Building Department Director or his designee that the site plans substantially complies with city ordinances and regulations, the site plans shall be placed on the next available planning commission agenda. All required revisions must be completed prior to the site plan being placed on the planning commission agenda for review.

(d) – (f) *UNCHANGED.*

PART E. The City of Dearborn Heights Zoning Ordinance, Article XIV, Procedures and Standards, Division 2, Site Plan Review, section 36-497, Plan Review Procedures and Authorization, the embedded flow chart is hereby amended to read as follows:

PLANNING COMMISSION REVIEW



Section 2.

REPEAL

All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3.

SEVERABILITY

Should any section, subsection, clause, or phrase of this ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared to be invalid.

Section 4.

SAVINGS

The proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

Section 5.

EFFECTIVE DATE

This ordinance shall become effective upon publication as provided by law.

Section 6.

AUTHENTICATION

This is to certify that the undersigned do hereby authenticate the foregoing record of the ordinance herein set forth.

DANIEL S. PALETKO, Mayor

WALTER J. PRUSIEWICZ, Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and correct copy of this ordinance adopted by the Council for the City of Dearborn Heights at a regular meeting of the Council held on the 11th day of October, 2016, and became effective by publication in the official newspaper of the City of Dearborn Heights and/or by publication as otherwise permitted by the City Charter on the 20th day of October, 2016.

WALTER J. PRUSIEWICZ, Clerk

Publication Date: October 20, 2016