

**SAGINAW CHARTER TOWNSHIP
SAGINAW COUNTY, MICHIGAN**

ORDINANCE NO. 787

**AN ORDINANCE TO AMEND THE SAGINAW TOWNSHIP ZONING ORDINANCE, ZONING
MAP, (ORDINANCE #423 BEING SECTION 602
OF THE SAGINAW CHARTER TOWNSHIP CODE OF ORDINANCES),
SAGINAW COUNTY, MICHIGAN**

Saginaw Charter Township, Saginaw County, Michigan

ORDAINS:

The Saginaw Township Zoning Ordinance, Saginaw Township, Saginaw County, Michigan be and hereby is amended as follows:

Proposed Amendment

Amend Section 1503 Uses permitted under special conditions to delete:

Subsection 7 – Self storage facilities in climate controlled buildings

And to renumber Subsection 8 to Subsection 7.

Amend Section 1704 Uses permitted under special use permit to delete:

Subsection 5 – Automobile car wash, subject to site development and car wash standards cited in Chapter 22, section 2212.

And to renumber Subsections 6 – 12 to Subsections 5 - 11.

Amend Section 1804 General use requirements to delete:

Subsection 1.e) – Automobile car washes shall conform to site development and car wash standards cited in Chapter 22, section 2212.

Amend Section 1904 Uses permitted under special use permit to replace subsection 4 with a new subsection 4 as follows:

Subsection 4 – Automobile car wash establishments, subject to location, site development and car wash standards cited in chapter 22, section 2218.

Amend Section 1904 Uses permitted under special use permit to add:

Subsection 9 – Indoor self-storage facilities in climate-controlled buildings; subject to the standards contained in chapter 22, section 2224.

Amend Section 2104 Uses permitted under special use permit to add:

Subsection 4 – Automobile car wash establishments, subject to location, site development and car wash standards cited in chapter 22, section 2218.

Subsection 5 – Indoor self-storage facilities in climate-controlled buildings; subject to the standards contained in chapter 22, section 2224.

Amend Section 2212 Automobile service station to replace subsection 5 with a new subsection 5 as follows:

Subsection 5 – Accessory Automobile Car Wash Establishments: Allowed as an accessory use provided requirements of Section 2218 are met.

Amend Section 2218 to replace the word Reserved with Automobile Car Wash Establishments and to add the following standards:

1. *Authorization.* Automobile Car Wash Establishments are needed within urbanized and urbanizing areas where the basic mode of transportation is by private automobile. While Automobile Car Wash Establishments are needed; the quantity and their location must be considered in relationship to a broad range of other land uses (existing, proposed, and potential future uses), as well as goals, actions, and objectives of the Township Master Plan. In addition, certain aspects of this form of business must be addressed in order to protect neighboring and nearby property owners and roadways from any potentially adverse impacts created by this use.
2. *Development Requirements.* Automobile car wash establishments shall comply with the following standards, except that car wash establishments as part of car dealerships, for use by those dealerships and not the general public, shall not be subject to subsections a, b, c, d, e, j, and k.:
 - a) Road Frontage. Shall not have parcel frontage on a state highway or arterial roadway as identified on the street classification map of the currently adopted Saginaw Charter Township Master Plan and/or identified by the Saginaw County Road Commission.
 - b) Overlay Zoning Districts. Shall not be located within the Cardinal Square Overlay zoning district or the State Street Corridor Overlay zoning district.
 - c) Mixed Use and Transitional Areas. Shall not be located in Mixed Use and/or Transitional areas as identified on the 2021 Saginaw Charter Township Master Plan Future Land Use Map.
 - d) Distance Separation. Car wash facilities may be located no closer than 1,250 feet from another car wash facility, measured from closest property line to closest property line, in the straightest line possible, irrespective of roadways and natural barriers.

- e) **Traffic Study.** A traffic study shall be required for evaluation to determine impacts on area roadways. Said traffic study shall be evaluated by the Township Engineer, Saginaw County Road Commission, and/or Michigan Department of Transportation (MDOT) as applicable, and considered by the Planning Commission and Community Development Director in determining whether to approve or deny the special use request or to add additional conditions to minimize or eliminate traffic impacts. If the Traffic Study is determined to be insufficient or inadequate during the review process, additional information may be requested.
- f) **Environmental Impact Assessment and Report.** An environmental impact assessment and report shall be required for evaluation to determine impacts on Township water supply (water source, plant capacity, water and chemicals discharged into the stormwater system, etc.). Said environmental assessment and report shall be evaluated by the Township Engineer, Department of Public Services, other Township staff and outside agencies. Said assessment/report and evaluations by staff and outside agencies shall be considered by the Planning Commission in determining whether to approve or deny the special use request or to add additional conditions to minimize or eliminate impacts. If the Environmental Assessment is determined to be insufficient or inadequate during the review process, additional information may be requested.
- g) **Buffer yard.** Where adjoining residentially zoned or residentially used property, a type C bufferyard with minimum width of twenty-five (25) feet shall be required with Type C buffer yard planting requirements as listed in Section 303. A decorative masonry wall eight (8) feet in height shall be erected along any lot line adjoining a residential use, residential zoning district, or residential Future Land Use. Such wall shall be continuously maintained in good condition.
- h) **Vacuuming and Hand Drying.** Vacuuming and hand drying may be located outside the building but shall not be in the required front yard setback and shall be set back at least fifty (50) feet from any Residential district or use.
- i) **Drainage.** Adequate provision shall be made to keep all water from washing operations on the site. This includes sloping the entrance/exit drives to drains and away from adjacent streets/roads, and having vehicle wash facility exits sufficiently separated from entrance/exit drives to prevent water from being tracked by vehicles onto adjacent and area streets/roads. Where mechanical or manual drying is not done, a mechanical device shall be provided to ensure that each vehicle shall wait on the site a minimum of 60 seconds following the end of each washing operation, or the amount of time necessary to prevent water from being taken onto area streets/roads.
- j) **Waiting Area.** *Off-street vehicle waiting area in accord with section 404.2.P.* vehicle waiting area shall be provided on the site which will accommodate a number of vehicles, under actual operating conditions, equal to 50 percent of the maximum hourly capacity of the washing facility. In determining the number of vehicle waiting spaces available to meet requirements, the number of vehicles normally accommodated within the building can be counted.
- k) **Building Exit.** The building exit shall be no closer than 500 feet from the nearest intersection with an arterial roadway as a vehicle would be forced to travel.
- l) **Access drives.** Only one (1) ingress/egress driveway shall be permitted on any single street. Said drive shall be a minimum of two hundred (200) feet from any residential district or use.

- m) **Building Openings:** All washing facilities shall be within a completely enclosed building. Self-service facilities where an automobile remains stationary, may be within a partially enclosed building with open sides for automobile entrances and exits, however, entrance and exits must not face adjacent residential uses or zoning districts. Exits from automatic car wash facilities shall face roadways. If a residential area is across a street or road from a car wash exit, a minimum distance of five hundred (500) feet shall separate the car wash exit from the residential property/lot.
- n) **Hours of Operation:** The hours of operation shall be limited from 7 a.m. to 8 p.m.

Add a new Section 2224 Indoor Self-Storage Facilities, with the following standards:

1. **Authorization.** Indoor Self-Storage Facilities are one or more structures containing separate, individual, and private storage spaces of varying sizes leased or rented on individual leases for varying periods of time for dead storage only and located entirely within a climate-controlled building or buildings. Such facilities/buildings do not have direct access to individual units from outside the building, but rather have a primary entrance or entrances to the overall units. Such storage facilities have characteristics that require special locational and operational considerations.
2. **Development Requirements.** Development and Performance/Operational Requirements.
 - a) **Hours of Operation.** The hours of operation shall be limited from 6 a.m. to 8 p.m.
 - b) **Outdoor Lighting.** In addition to the outdoor lighting requirements contained elsewhere in the Zoning Ordinance, sufficient outdoor lighting for building entrances shall be provided.
 - c) **Surveillance Camera System(s).** Such facility shall have a surveillance system that adequately records activity at the facility.
 - d) **Hazardous Material.** In no case may hazardous material be stored.
 - e) **Access to Units.** Such facilities/buildings shall not provide direct access to individual units from outside the building. A primary entrance or entrances shall be provided to the overall units.
 - f) **Outdoor Storage.** Outdoor storage is prohibited.
 - g) **Building Design.** Buildings are designed to be compatible with adjacent uses.
 - h) **Overlay Zoning Districts.** Shall not be located within the Cardinal Square Overlay zoning district or the State Street Corridor Overlay zoning district.
 - i) **Mixed Use and Transitional Areas.** Shall not be located in Mixed Use and/or Transitional areas as identified on the 2021 Saginaw Charter Township Master Plan Future Land Use Map, as may be amended/revised over time by the Township.
 - j) **Campus Business District.** Shall not be located in the Campus Business District as identified on the 2021 Saginaw Charter Township Master Plan Future Land Use Map, as may be amended/revised over time by the Township.
 - k) **Distance Separation.** May be located no closer than 1,250 feet from another indoor-storage facility, measured from closest property line to closest property line, in the straightest line possible, irrespective of roadways and natural barriers.
 - l) **Building Height.** All buildings, whether newly constructed or established, shall be a single story in height only. A single story shall be a maximum height of sixteen feet (16').

- m) Buffer Yard. Where adjoining residentially zoned or residentially used property, a type C buffer yard with minimum width of twenty-five (25) feet shall be required with Type C buffer yard planting requirements as listed in Section 303. A decorative masonry wall eight (8) feet in height shall be erected along any common lot line. Such wall shall be continuously maintained in good condition. When adjoining uses other than residential, the buffer yard requirements of Section 303 shall be followed as written.
- n) Building, Parking, and Drive Aisle Setbacks. If the property abuts a residential district or use, a minimum fifty (50) foot setback shall be required.
- o) Open/Green Space Percentage. A minimum of forty percent (40%) of the lot shall be covered in greenspace (grass, trees, shrubs, stormwater area, etc.). This percentage may be reduced to thirty-five percent (35%) if additional space is occupied with required parking and drive aisles.

The foregoing shall be published in the Saginaw News, a newspaper of general circulation in the Charter Township of Saginaw, on the 16th day of February, 2023.

This Ordinance shall take effect on March 1, 2023.

The adopted Ordinance, the Saginaw Charter Township Zoning Ordinance, and Zoning Map are available for public inspection at the Saginaw Charter Township Offices, 4980 Shattuck Road, Saginaw, Michigan 48603, during regular business hours. For further information, please contact the Township Clerk's Office, Saginaw Charter Township Hall, (989) 791-9830.

This ordinance was duly adopted by the Township Board of Saginaw Charter Township on February 13, 2023, by the following vote:

ROLL CALL VOTE:

AYES: Braun, Howell, Gerhardt, Reppuhn, Ryan, & Gorney

NAYS: None

ABSENT: Kelly

ORDINANCE DECLARED ADOPTED.

Dated: February 13, 2023

TIMOTHY J. BRAUN, Supervisor

JON R. HOWELL, Clerk

CLERK CERTIFICATION

STATE OF MICHIGAN)
) ss
COUNTY OF SAGINAW)

I, **JON R. HOWELL**, Clerk of Saginaw Charter Township of Saginaw County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance #787 To Amend the Zoning Ordinance, as adopted by the Board at a regular meeting held on the 13th day of February, 2023, after said Ordinance had previously been introduced at a regular meeting of the Board on the 23rd day of January, 2023.

I FURTHER CERTIFY that a copy of the forgoing ordinance was published, as appears by proof thereof on file in my office, in the Saginaw News on the 16th day of February, 2023; and that all of said proceedings were regular and in accordance with all legal requirements.

Dated: February 13, 2023

JON R. HOWELL, Clerk

(Z-22-06)