

**CHARTER TOWNSHIP OF REDFORD
ORDINANCE NO. 152N**

AN ORDINANCE TO AMEND ZONING ORDINANCE NO. 152N THE CHARTER TOWNSHIP OF REDFORD, WAYNE COUNTY, MICHIGAN BY AMENDING GENERAL PROVISIONS SECTION 3.21(E), SECTION 3.21(G), SECTION 3.21(H); AND, C-2 GENERAL COMMERCIAL DISTRICT SECTION 10.01(I), AS FOLLOWS:

ARTICLE III. – GENERAL PROVISIONS

• **Sec. 3.21(E). – Special Use Permits**

4. Vehicle dealers with outdoor sales space and/or repair facilities for the sale of new or secondhand automobiles, house trailers, recreational vehicles, or rental of trailers and/or automobiles or similar activities shall only be permitted in the C-2 District, subject further to the following requirements and conditions:
 - a. Except as may otherwise be provided below, new and used vehicle dealers shall meet the requirements of Section 14(2) of the Michigan Vehicle Code, Public Act 300 of 1949, as amended.
 - b. Vehicle dealers that solely sell vehicles shall be constructed on parcels of at least 15,000 square feet in area. Vehicle dealers that both sell and service vehicles on the property shall be constructed on parcels of at least 18,000 square feet in area.
 - c. All portions of the property used for off-street parking, loading and unloading operations, and for outdoor display shall be provided with asphaltic or concrete surfacing meeting Township specifications.
 - d. Vehicle dealers that include the servicing of vehicles on the property shall additionally be subject to the following requirements:
 - i. Any such activity shall be clearly incidental to the sale of vehicles and shall occur completely within an enclosed building. Service bay doors shall not face residentially-zoned property.
 - ii. No vehicle awaiting repair shall be stored in a required yard area.
 - iii. The outdoor storage of vehicles awaiting repair shall be totally obscured by a wall, berm, or greenbelt provided in accordance with Section 3.16.
 - iv. The outdoor storage of vehicle parts, or partially disassembled vehicles, is expressly prohibited.
 - v. A service building shall be provided with a minimum size of 600 square feet.
 - vi. In addition to required customer and employee off-street parking, off-street parking for vehicles awaiting repair shall be provided in the amount of one (1) such space for each vehicle service stall, with a minimum of two (2) such spaces. The vehicle storage space shall meet the size requirements of Section 3.13.B.
 - vii. The servicing of vehicles is allowed only for vehicles which are owned by the vehicle dealership.
 - e. The sale and display of inoperable vehicles is expressly prohibited.
 - f. Landscaping shall be provided in accordance with Section 3.26. In addition, a landscaped open area with a minimum width of three (3) feet is required immediately adjacent to all building sides facing a public street or residentially-zoned property. Such required landscaped open area shall have at least 60 percent coverage by shrubs, groundcover, annuals, perennials, or ornamental grasses.
 - g. The vertical stacking of vehicles is expressly prohibited.
 - h. The use of an outdoor intercom or speaker system is expressly prohibited.
 - i. Off-street parking shall be provided in accordance with the following requirements:
 - i. One (1) off-street parking space shall be provided for each employee in the largest working shift, with a minimum of two (2) employee parking spaces. A minimum of four (4) employee parking spaces are required for a location that services vehicles.
 - ii. If the use includes the servicing of vehicles, one (1) off-street parking spaces shall be provided for each vehicle service stall, with a minimum of two (2) such spaces.

- iii. One (1) off-street parking space for each 50 square feet of usable floor area devoted to customer use. In no instance shall such vehicle dealers provide less than eight (8) parking spaces for customer parking.
- j. The exterior lighting of off-street parking areas and outdoor display areas shall comply with the requirements of Section 3.13(H) and specified for low-and moderate-density nonresidential uses.
- k. All vehicle dealers shall provide an office building with a minimum size of 500 square feet.
- l. A trash storage area shall be provided and maintained on the site and shall comply with Section 3.29.
- m. A space dedicated to temporary off-street loading and unloading shall be provided and maintained on the site and shall comply with the requirements of Section 3.14(A).
- n. A minimum of ten (10) display vehicle parking spaces shall be provided in compliance with the requirements of Section 14(2)(b) of the Michigan Vehicle Code.
- o. Except as provided below, off-street parking areas located adjacent to public street rights-of-way shall provide either a wall, **berm**, or greenbelt in accordance with Section 3.16(A)(2), except that the greenbelt width requirement shall increase from 4 feet to 10 feet for vehicle dealers. In lieu of the preceding requirement, an ornamental fence meeting Township specifications may be installed.
- p. In lieu of approval by the Township Board, the Planning Commission, after holding a public hearing in accordance with Subsection 3.21(F), shall have the authority for the approval of vehicle dealer special use permits. Additionally, the provisions of Subsections 3.21(G) and 3.21(H) shall apply.
- q. Vehicle dealerships shall not be located closer than 1,000 feet to another vehicle dealership unless it is part of a planned automotive mall that purposely provides sales space and centralized services for a number of vehicle dealerships and that may also include such related services as vehicle insurance dealers, financial institutions that provide financing opportunities, or vehicle service and repair.
- r. Under Authority of 2006 P.A. 110, Section 208, as may be amended, nonconforming vehicle dealers with outdoor sales space and/or repair facilities for the sale of new or secondhand automobiles shall be required to comply with the standards of this Section 3.21(E)(4) when any of the following circumstances occur:
 - i. A change to the Michigan vehicle dealer license applicable to the subject site.
 - ii. A change of ownership.
 - iii. A re-occupancy of a nonconforming vehicle dealer use which has ceased for a period of more than thirty (30) days.

In such case, compliance with the standards of this Section 3.21(E)(4) shall apply to the greatest extent practicable, as determined by the Site Committee.

Notwithstanding the above, such compliance shall not pertain to building size, parcel size, or required setbacks of the principal building.

• **Sec. 3.21(G). – Special Use Permits.**

- G. Prior to approving any application for a Special Use Permit, the Township Board or the Planning Commission, in the case of the approval of vehicle dealers with outdoor sales space, shall find adequate evidence that the proposed use:
 - 1. Will be harmonious with and in accordance with the general objectives of the Master Plan;
 - 2. Will be designed, constructed, operated and maintained in harmony with the existing and intended character of the general vicinity and so that such use will not change the essential character of that area;
 - 3. Will not be hazardous or disturbing to existing or future neighboring uses;
 - 4. Will represent a substantial improvement to property in the immediate vicinity and to the community as a whole;
 - 5. Will be served adequately by essential public services and facilities such as highways, streets, drainage structures, police and fire protection, and refuse disposal, or persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services;

6. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community.
7. Will not involve uses or activities which will create nuisance factors.
8. Will be consistent with the intent and purposes of this Ordinance.

• **Sec. 3.21(H). – Special Use Permits.**

H. In order to ensure that the proposed use under a Special Use Permit fulfills the requirements of this Section:

1. The Planning Commission **or** the Township Board **may** require such additional conditions and safeguards as deemed necessary for the protection of the general welfare, and individual property rights and for insuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard, or requirement and the failure to correct such breach within thirty (30) days after an order to correct is issued by the Township shall be reason for immediate revocation of the permit. Additional time for correction of the cited violation may be allowed by the Township Board upon submission of proof of good and sufficient cause. Conditions and requirements stated as a part of Special Use Permit authorizations shall be continuing obligations of the holders of such permits and are binding upon their heirs and assigns and upon any persons taking title to the affected property while such Special Use Permit is in effect. Accordingly, the Special Use Permit shall be recorded with the Register of Deeds of Wayne County.
2. The discontinuance of a special use after a specified time may be a condition to the issuance of the permit. Renewal of a Special Use Permit may be granted after a review and determination by the Township Board, after recommendation of the Planning Commission, that continuing private need and public benefit will be served by such renewal, provided that the renewal application shall be in accord with standards and requirements in effect at the time that the renewal is requested.
The Special Use Permit may also require that a specified percentage of authorized construction be completed within a stated time as a condition to the issuance of the permit.
3. No application for a Special Use Permit which has been denied by the Planning Commission or Township Board shall be resubmitted until the expiration of one (1) year from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions, sufficient to justify reconsideration by the Planning Commission. Each reapplication will be treated as a new application.

ARTICLE X. – C-2 GENERAL COMMERCIAL DISTRICT

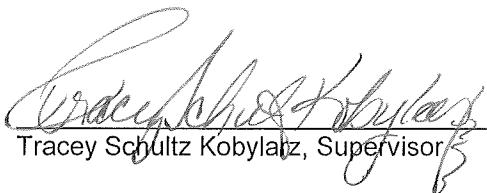
• **Sec. 10.01(I). – Reserve.**

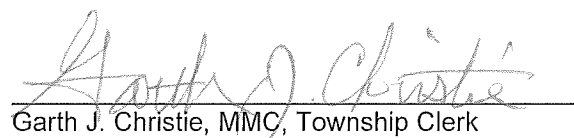
ADOPTED, APPROVED, AND PASSED by the Board of Trustees of the Charter Township of Redford this 12th day of February 2019.

19:018 MOTION BY JACKSON, SUPPORTED BY CAVANAGH, to approve the 2nd reading and approval of Amendments to Ordinance 152N with regard to updating regulations for used vehicle dealerships

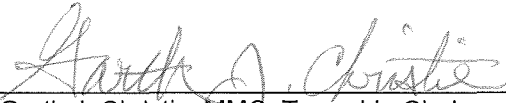
AYES: King, Taylor, Cavanagh, Kangas, Jackson, Christie
 NAYES: None
 ABSENT: Kobylarz

Motion carried 6-0, with 1 absent.


 Tracey Schultz Kobylarz, Supervisor


 Garth J. Christie, MMC, Township Clerk

I hereby certify that the foregoing is a true copy of the Ordinance as passed by the Township Board of the Charter Township of Redford at a regular Board Meeting held in the Township Hall in said Township on the 12th day of February 2019.



Garth J. Christie, MMC, Township Clerk

1st Reading held on: January 8, 2019

2nd Reading published on: February 10, 2019

2nd Reading and Adoption by Township Board on: February 12, 2019