

# **SPRINGFIELD CHARTER TOWNSHIP ADOPTION OF ORDINANCE NO. 2019(11)**

SPRINGFIELD CHARTER TOWNSHIP, OAKLAND COUNTY, MICHIGAN, ORDAINS:

## **CHARTER TOWNSHIP OF SPRINGFIELD AN ORDINANCE TO AMEND SPRINGFIELD TOWNSHIP CODE OF ORDINANCES CHAPTER 40—ZONING BY AMENDING SECTION 40-628. – AUTOMOBILE REPAIR FACILITY, MINOR; AUTOMOBILE FILLING/CONVENIENCE STATION; AUTOMOBILE FILLING/MIXED USE STATION; AND AUTOMOBILE FILLING/SERVICE STATION. AND BY AMENDING SECTION 40-681 – OFF-STREET PARKING, LOADING AND DRIVE-THROUGH FACILITIES.**

Springfield Township Code of Ordinances, Chapter 40—Zoning is hereby amended as follows:

### **SECTION ONE-Amendments**

#### **1. Section 40-628 is hereby amended to read in its entirety as follows.**

Sec. 40-628. - Automobile repair facility, minor; automobile filling/convenience station; automobile filling/mixed use station; and automobile filling/service station.

Automobile repair facilities, minor, automobile filling/convenience stations, automobile filling/mixed use stations, and automobile filling/service stations are subject to the following:

- (1) The lot for the automobile service station shall have 150 feet of frontage on the principal street serving the station.
- (2) The use at the proposed location will not create a traffic hazard or traffic nuisance because of its location or the location of its driveways:
  - a. As compared to similar uses;
  - b. Considering turning movements in relation to other lots, existing buildings, or proposed buildings on or near the site and the traffic pattern from such buildings;
  - c. Considering its location near a vehicular or pedestrian entrance or crossing to a public or private school, park, playground or hospital, or other public use or place of public assembly; and/or;
  - d. Considering its location and proximity to other surrounding uses.
- (3) Driveway tapers and acceleration and deceleration lanes shall be designed according to the provisions set forth in section 40-684 – Driveway approaches. Driveway spacing shall be in conformance with section 40-683 – Access Management and may be no closer than 20 feet to the side property line, with the exception of combined driveways that may be located on or adjacent to a property line. The maximum width of each driveway at the right-of-way line shall be no more than 30 feet unless modified by the Planning Commission during the site plan review process to ensure adequate access of delivery and emergency vehicles. Whenever possible, a combined driveway for both service station and an adjacent commercial property shall be designated and provided.

- (4) If a separate automobile wash is proposed, it must maintain a minimum distance of 25 feet from any lot line, and shall not encroach on the required front, side or rear yards.
- (5) Additional screening or noise buffering pursuant to Section 40-721(b)(3) Screening between land uses, may be required at the discretion of the township taking into consideration adjacent land uses.
- (6) All buildings must be oriented so that service bay and automobile wash doors face away from any abutting residentially zoned or used property.
- (7) If a canopy is proposed over the gasoline pumps, the canopy design must relate to the facade design of the main building. The minimum clear distance to the canopy bottom shall be 16 feet with a maximum canopy height of 20 feet. Canopy height may be increased to 25 feet if a pitched roof is incorporated in the design. The location of the canopy must meet all minimum setback requirements for the district as enumerated in section 40-572.
- (8) Outside sales areas shall be located within five (5) feet of the building. One display/sales rack may be permitted adjacent to each row of pump islands. Propane sales shall be located outside the principal building in an enclosure designed and approved for such purpose. All outside sales areas, displays, racks, and/or enclosures shall not obstruct pedestrian or vehicular access ways.
- (9) Vehicles awaiting repair must be parked in a designated parking space. One such vehicle per service bay may be parked on-site for no more than 48 hours.
- (10) One tow-truck that is accessory to the subject principal use may be parked on-site within a designated parking space.

**2. In Sec. 40-681. – Off-street parking, loading and drive-through facilities., the following uses in subsection (g). *Schedule of off-street parking requirements.* are hereby amended as follows.**

**g. *Schedule of off-street parking requirements.***

Uses	Required Number of Parking Spaces Per Each Unit of Measure
Automobile filling/service stations	1 per fueling position. Each fueling position as designated on the approved site plan may be used to meet overall required parking.
	Plus 3 per each service stall
Automobile filling/convenience stations	1 per fueling position. Each fueling position as designated on the approved site plan may be used to meet overall required parking.
	Plus 1 per each 100 sq. ft. of floor area devoted to retail sales and customer service

Automobile filling/mixed use stations	1 per fueling position. Each fueling position as designated on the approved site plan may be used to meet overall required parking.
	Plus 1 per each 75 sq. ft. of floor area devoted to retail sales, food service and customer service

**SECTION TWO—Balance of Ordinance Remains in Effect**

The balance of the Springfield Township Code of Ordinances shall remain in full force and effect, except as specifically modified herein.

**SECTION THREE—Repealer**

All ordinances and portions of ordinances inconsistent with this Ordinance are hereby repealed.

**SECTION FOUR—Savings Clause**

Nothing in this ordinance shall be construed to affect any suit or proceeding pending in any court or any rights acquired or any liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section Three of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this ordinance.

**SECTION FIVE—Severability**

Should any provision or part of this Ordinance be declared by any court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the validity or enforceability of the balance of this Ordinance, which shall remain in full force and effect.

**SECTION SIX—Effective Date**

This Ordinance shall take effect following publication in the manner prescribed by law. This Ordinance shall be published in the manner provided by law.

SPRINGFIELD CHARTER TOWNSHIP

By: \_\_\_\_\_  
Collin W. Walls, Supervisor

Springfield Charter Township, Oakland County, Michigan  
Chapter 40 of Code of Ordinances – 2019(11)  
Amendments effective 10-27-2019

Public Hearing:	July 16, 2019
1 <sup>st</sup> Reading:	September 12, 2019
2 <sup>nd</sup> Reading:	October 10, 2019
Adoption:	October 10 2019
Adoption Publication:	October 20, 2019
Effective:	October 27, 2019

By: \_\_\_\_\_  
Laura Moreau, Clerk