

City of Grand Ledge Ordinance #560
An Ordinance Amending the Grand Ledge City Code Chapter 220, Zoning,
Article IX, OS: Office Service District, to Permit Hair and Nail Salons, and
Article X, CBD: Central Business District, to Provide Standards for Parking
Lots in the Downtown With the Intent of Eliminating the “P” Parking District
Altogether.

The City of Grand Ledge Ordains:

Section 1. **Change.** Chapter 220, Zoning, Article IX, OS: Office Service District, of the Grand Ledge City Code is amended, as follows:

§ 220-30. Purpose.

The Office Service District (OS) is designed to accommodate limited types of office uses performing administrative, professional and personal services. These are typically small office buildings which can serve as a transitional use between more intensive uses of land, such as the traffic on major thoroughfares and/or commercial districts, and the less intensive uses of land such as single-family residential development. This district is specifically intended to prohibit commercial establishments of a retail nature or other activities which require constant short-term parking and traffic from the general public. The OS District is designed to provide alternative, nonresidential uses for areas which front a major thoroughfare without changing the exterior character of the area and without adversely affecting adjacent land uses.

§ 220-31. Principal uses permitted.

In an OS Office Service District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this chapter:

- A. Professional offices for architects, engineers, artists, and others employed in the graphic arts field.
- B. Administrative offices in which personnel will be employed in one or more of the following fields: executive, municipal, (excluding post offices), administrative, legal, writing, clerical, stenographic, accounting, insurance, real estate and similar enterprises.
- C. Medical offices, including medical clinics.
- D. Studios for professional work or teaching of interior decorating, photography, music, drama or dancing.
- E. Galleries for the display and sale of art.
- F. Data processing and computer centers but not including retail sales/service of electronic data processing equipment.
- G. Barber shops, beauty shops, nail salons, and tanning salons.

City of Grand Ledge

- H. Libraries and museums.
- I. Funeral homes and mortuaries.
- J. Single-family residences. Height, bulk and area requirements of the R-MD, Single-Family Residential district will apply.
- K. Churches.
- L. Accessory structures customarily incident to the above permitted uses.

§ 220-32. Uses permitted subject to special conditions.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use:

- A. Large and small adult foster care group homes as defined in § 220-4, when the following conditions are met:
 - (1) The use shall be registered with the City and shall continually have documentation of a valid license as required by the state on file with the City.
 - (2) Signage shall be in compliance with § 220-78.
 - (3) Access shall be directly from a major or secondary thoroughfare.
- B. Adult foster care congregate facilities, convalescent or nursing homes as defined in § 220-4, when the following conditions are met:
 - (1) The use shall be registered with the City and shall continually have documentation of a valid license as required by the state on file with the City.
 - (2) No building shall be closer than 40 feet to any property line. The Planning Commission may modify the required forty-foot front yard setback in instances where existing buildings on adjacent or nearby lots are setback less than 40 feet from the front lot line. In these instances, the required setback may be reduced to become consistent with existing building lines as determined by the Planning Commission.
 - (3) There shall be provided on the site, not less than 500 square feet of open space for each bed in the home.
 - (4) Signage shall be in compliance with § 220-78.
 - (5) Access shall be directly from a major or secondary thoroughfare.
- C. State-licensed child and adult day-care facilities, when the following conditions are met:

City of Grand Ledge

- (1) The site shall contain a minimum of 1/2 acre.
 - (2) The outdoor play space shall have a total minimum area of not less than 1,200 square feet for up to six children.
 - (3) There shall be provided and maintained an additional area of 100 square feet of outdoor play space for each child licensed in the facility in excess of six.
 - (4) All play areas shall be fenced. Such fence shall be a minimum of five feet in height.
 - (5) Play areas shall be screened from adjacent residential areas with a suitable fence, landscaping or some combination thereof.
 - (6) Access shall be provided in accordance with § 220 77, Access to major or collector thoroughfare.
- D. Bed-and-breakfast establishments as regulated by Article V, R-LD, R-MD: One-Family Residential Districts, § 220-13.

§ 220-33. Required conditions.

- A. Unless otherwise provided in this chapter, all uses within this district must be wholly conducted within a permanent, fully enclosed building, except utility structures not usually enclosed.
- B. No interior display shall be visible from the exterior of the building.
- C. The outdoor storage of goods or materials is prohibited.
- D. Warehousing or indoor storage of goods or material, beyond that normally incident to the above permitted uses, shall be prohibited.
- E. All permitted uses shall be subject to Article XVIII, General Provisions, and other applicable sections of this chapter.
- F. See Article XVI, Schedule of Regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, maximum density permitted and minimum yard setback requirements.

Section 2. Change. Chapter 220, Zoning, Article X, CBD: Central Business District, of the Grand Ledge City Code is amended, as follows:

§ 220-34. Purpose.

The CBD Central Business District is intended to be a distinct area containing a unique collection of retail shops, activities and services that benefit from a synergistic relationship to one another.

City of Grand Ledge

The district regulations are designed with a special focus on providing businesses that can flourish in an environment that is largely pedestrian-oriented. The district is also intended to provide special attention to assure that the area's unique architectural and historical character is preserved either through the rehabilitation of existing buildings or the construction of buildings in a similar style and with a high attention to details.

§ 220-35. Principal uses permitted.

In the CBD Central Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this chapter:

- A. All principal uses permitted in the OS Office Service Districts.
- B. Retail food establishments which supply groceries, fruits, vegetables, meats, dairy products, baked goods, confections, or similar commodities for consumption off the premises. Foodstuffs may be prepared or manufactured on the premises as an accessory activity if the sale of the product is limited to the retail store.
- C. Retail businesses such as drug, variety, clothing, secondhand stores, dry goods, furniture, music, book or hardware stores which supply commodities on the premises.
- D. Personal service establishments which perform service on the premises, such as barber- or beauty shops, repair shops for shoes, interior decorators, radio, television, jewelry, photographic studios.
- E. Fur- and dry-cleaning establishments, dealing directly with the customer and provided that nonflammable and odorless cleaning fluid or solvent is used.
- F. Restaurants and taverns where the patrons are served while seated within a building occupied by such establishment, and wherein said establishment does not extend as an integral part of, or accessory thereto, any service of a drive-in restaurant or open-front store.
- G. Theaters when completely enclosed.
- H. Offices and office buildings of an executive, administrative, medical, or professional nature.
- I. Public buildings including post offices, libraries and governmental administrative offices.
- J. Financial institutions.
- K. Business schools, or private schools including, but not limited to, dance schools, music and voice schools, and art studios.
- L. Newspaper offices, not including press operations.

City of Grand Ledge

- M. Commercial recreational facilities including bowling alleys, billiard halls, indoor skating rinks.
- O. Buildings for public assembly.
- P. Accessory structures customarily incident to the above permitted uses.
- Q. Other uses which are similar to the above and subject to the required conditions as noted in § 220-37 below.

§ 220-36. Uses permitted subject to special conditions.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use:

- A. Offices and showrooms of plumbers, electricians, decorators or similar trades when the following conditions are met:
 - (1) Not more than 25% of the floor area of the building or part of the building occupied by said establishment shall be used for making, assembling, remodeling, repairing, altering, finishing, or refinishing its products or merchandise.
 - (2) The ground floor premises facing upon, and visible from, any abutting street shall be used only for entrances, offices, or display.
 - (3) All storage of materials on any land shall be within the confines of the building or part thereof occupied by said establishment.
- B. Small-animal veterinary offices and pet shops provided that animals are kept entirely within the building at all times.
- C. Off-street parking lots under the following terms and conditions:
 - (1) Parking lots shall be used solely for parking of private passenger vehicles.
 - (2) Where a parking lot adjoins a residential parcel of land, it shall be screened in accordance with the requirements of § 220-67.
 - (3) Where a parking lot adjoins a public right-of-way line, it shall be screened by either a five-foot wide buffer, landscaped in accordance with § 220-66, or a three-foot high wall construction of brick or stone. Such walls shall be set back at least five feet from any entrance drives.
 - (4) Parking lots shall be constructed and maintained in accordance with the requirements of Article XVII, Off-Street Parking and Loading Requirements.
- D. To encourage and provide for the economic vitality of the Central Business District, residential occupancy shall be permitted in buildings of two stories in height or greater.

- (1) No dwelling unit shall occupy any portion of the building at ground level or below ground level. Businesses may occupy any number of total floors.
 - (2) In those instances where residential uses are proposed to occupy the same floor as a business use the Planning Commission shall review such mixed use and may approve such mixed use based on findings that compatibility of the business with residential occupancy will occur. Such findings may include but are not limited to:
 - (a) Compatible hours of operation.
 - (b) Noise of operation or occupancy that would be detrimental to the business operation or vice-versa.
 - (c) Excessive foot traffic.
 - (3) A use once established shall not require Planning Commission review when a change of occupancy occurs provided such change of occupancy is to the same or a similar type of use.
 - (4) Each dwelling unit shall have a minimum floor area as follows:
 - (a) Efficiency dwelling unit: 350 square feet.
 - (b) One-bedroom dwelling unit: 600 square feet.
 - (c) Two-bedroom dwelling unit: 800 square feet.
 - (d) Three-bedroom dwelling unit: 1,000 square feet.
 - (5) Each dwelling unit shall comply with all Building Codes.
- E. In the interest of promoting business by increasing activity and improving the general business climate, the Building Inspector or his/her designee may issue revocable permits to businesses that apply for a permit to operate a sidewalk cafe as an extension of, or compatible with, the existing business on a portion of a City sidewalk adjacent to the business. The permit may be issued under the following terms and conditions:
- (1) In the CBD District, sidewalk cafe permits shall be issued if the Zoning Administrator or his/her designee determines the occupancy will not:
 - (a) Interfere with the use of the street for pedestrian or vehicular travel.
 - (b) Unreasonably interfere with the view of, access to or use of property adjacent to said street.

City of Grand Ledge

- (c) Reduce any sidewalk width to less than five feet.
 - (d) Interfere with street cleaning or snow removal activities.
 - (e) Cause damage to the street or to sidewalks, trees, benches, landscaping or other objects lawfully located therein.
 - (f) Cause a violation of any state or local laws.
 - (g) Be used for off-premises advertising.
 - (h) Be attached to or reduce the effectiveness of or access to any utility pole, sign or other traffic control device.
 - (i) Cause increased risk of theft or vandalism.
 - (j) Be adjacent to property zoned for single-family residential use.
- (2) All businesses selling food or beverages to be consumed in a public sidewalk area adjacent to the business shall enclose the area with a temporary structure approved by the Zoning Administrator. Prior to approval, written plans shall be submitted to the Zoning Administrator. All construction shall conform with existing building codes and regulations of the City and shall not be permanent. Such plans shall also include the location of adequate trash receptacles.
- (4) Prior to the issuance of a sidewalk cafe permit the applying business must provide the City with a certificate of liability insurance in an amount to be determined solely by the City. The certificate of insurance must be in effect for at least the period of the permit to be issued. In addition, the applying business shall, by written agreement with the City, indemnify and hold harmless the City from all claims or damages incident to the establishment and operation of a sidewalk cafe.
- (5) The period of a sidewalk cafe permit shall not exceed 210 days. The dates and duration shall be specified on the permit. The permit shall be subject to immediate revocation for failure to properly maintain the area being used as a sidewalk cafe, or for any other violation of this chapter.
- F. Motels/hotels where, by prearrangement and for definite periods of time, transient guests are provided a sleeping room in return for payment, shall be permitted subject to the following conditions:
- (1) At least one parking space is provided for each room either on the site or within 300 feet of the site.
 - (2) 24 hour local management is provided when one or more of the rooms are occupied.

- (3) No guest shall establish permanent residence at a motel/hotel for more than 60 consecutive days within any calendar year.
- G. Accessory structures customarily incidental to the above permitted uses subject to the following conditions:
 - (1) Accessory structures are permitted in a rear yard only.
 - (2) An accessory structure must be located directly behind the building containing the principal use to which it's associated.
 - (3) No more than one accessory structure per parcel shall be permitted.
 - (4) Accessory structures may not obstruct or in any way interfere access to a building.
 - (5) Accessory structures cannot be located on or in a trailer or other mobile device.
 - (6) Accessory structures must be completely enclosed.
 - (7) Accessory structures must be aesthetically compatible with the general character of the central business district.
- H. Warehouse and storage facilities when incidental to and physically connected with any principal use permitted, provided that such facility is located within the confines of the building or part thereof occupied by said establishment.

§ 220-37. Required conditions.

- A. Unless otherwise provided in this chapter, all business, servicing, or processing except for off-street parking or loading, shall be conducted within completely enclosed buildings.
- B. All business establishments shall be retail or service establishments dealing directly with consumers.
- C. All goods produced on the premises shall be sold at retail from premises where produced.
- D. Outdoor storage of commodities shall be expressly prohibited.
- E. All permitted uses shall be subject to Article XVIII, General Provisions, and other applicable sections of this chapter.
- G. See Article XVI, Schedule of Regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, maximum density permitted and minimum yard setback requirements.

City of Grand Ledge

Section 3. Severability. The provisions of this ordinance are severable, and if any section, sub-section, paragraph, sentence, clause, phrase or portion of this ordinance is, for any reason, held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of all remaining sections, sub-sections, paragraphs, sentences, clauses, phrases or portions of this ordinance.

Section 4. Section Headings. The section headings used in this ordinance are for convenience only and are not a part of this ordinance.

Section 5. Effective Date. This ordinance shall take effect seven days after it has been adopted by the Grand Ledge City Council.

Introduced by the Grand Ledge City Council this 13th day of March, 2017.

Motion by Lantz

Second by Malecki

Ayes: Jancek, Lantz, Malecki, Mulder, Smith, Sowle, Willems

Nays: None

Absent None

:

Adopted by the Grand Ledge City Council this 27th day of March, 2017.

Motion by Mulder

Second by Lantz

Ayes: Jancek, Lantz, Malecki, Mulder, Smith, Sowle

Nays: None

Absent Willems

:

Approved:

Kalmin D. Smith, Mayor

I, Gregory Newman, Grand Ledge City Clerk, certify this is Ordinance #560 adopted by the Grand Ledge City Council at a meeting held the 27th day of March, 2017, a meeting held according to the Open Meetings Act, Public Act No. 267 of 1976, as amended. I further certify Ordinance #560 was published in the Grand Ledge Independent, a newspaper of general circulation in the City of Grand Ledge, the 02nd day of April, 2017, subsequent to its adoption.

City of Grand Ledge

Gregory L. Newman, City Clerk

Introduced: 13 March 2017

Public Hearing: 27 March 2017

Adopted: 27 March 2017

Published: 02 April 2017

Effective: 03 April 2017