

ORDINANCE NO. 11-13

**CITY OF HAZEL PARK
OAKLAND COUNTY, MICHIGAN**

**AN ORDINANCE TO AMEND TITLE 17 ZONING CHAPTER 17.52 M-1
INDUSTRIAL DISTRICT SECTION 17.52.020 PRINCIPAL PERMITTED USES
SECTION TO REMOVE REFERENCES TO WHOLSALE AND
WAREHOUSING AND PLACE WHOLSALE AND WAREHOUSING IN
SECTION 17.52.040 FOR PERMITTED USES AFTER SPECIAL LAND USE
APPROVAL**

THE CITY OF HAZEL PARK ORDAINS:

PART I AMENDMENT.

This Ordinance hereby amends Title 17 Zoning, Chapter 17.52 M-1 INDUSTRIAL DISTRICT, Section 17.52.040 Permitted Uses after Special Land Use Approval to read as follows:

17.52.040 PERMITTED USES AFTER SPECIAL LAND USE APPROVAL

The following uses may be permitted subject to the conditions imposed in Section 17.60.070, *Special Land Use Approval*, and subject further to a public hearing by the Planning Commission and approval by the City Council:

- A. Automobile repair shops, including minor and/or major repair.**
1. All service and repair bays shall be entirely within an enclosed building. All apparatus for servicing and repairing vehicles shall be placed so that vehicles can be serviced and repaired without any part of the vehicle projecting over a sidewalk or other right-of-way.
 2. No work shall be done between the hours of 9:00 p.m. and 7:00 a.m.
 3. The sale of automobiles shall be prohibited except when in conjunction with new automobile sales or rental.
 4. Any accessory outdoor storage shall be screened in accordance with Section 17.18 *Performance Standards*.
 5. Special consideration of potential noise and pollution nuisances is required.
 6. All establishments engaged in automobile repair and service shall provide and comply with a plan for the disposal of all chemicals used on the premises.

7. See Chapters 5.33, *Gasoline Service Stations*, and 8.28, *Vehicle Storage*, of the *Hazel Park Municipal Code* for additional requirements.

B. Wholesale and Warehousing. *The sale at wholesale or warehouse of automotive equipment; dry goods and apparel; groceries and related products; raw farm products except livestock; electrical goods; hardware, plumbing, heating equipment and supplies; machinery and equipment; tobacco products; paper and paper products; furniture and home furnishings, and any commodity the manufacture of which is permitted in this district.*

C. Metal plating, buffing and polishing.

D. Painting and varnishing.

E. Junk yards.

1. Outdoor storage shall be screened in accordance with Section 17.18 *Performance Standards*.

2. No materials shall be stored above the height of the required wall.

3. All storage areas shall be paved and drained.

F. Radio and television towers.

1. Each tower shall be set back from all property lines a minimum distance equal to the height of the tower.

2. A 6 foot decorative fence shall be installed around the entire perimeter of the facility with one deciduous or evergreen shrub of at least 36 inches in height per every 4 linear feet of perimeter planted around the exterior of the fence.

3. Radio, television, and other types of communication towers shall be constructed, maintained, and operated in conformance with applicable state and federal laws.

4. Special consideration shall be given to any safety hazards.

F. Gas stations, including accessory minor auto repair.

1. All service and repair bays shall be entirely within an enclosed building. All apparatus for servicing and repairing vehicles shall be placed so that vehicles can be serviced and repaired without any part of the vehicle projecting over a sidewalk or other right-of-way.

2. No work shall be done between the hours of 9:00 p.m. and 7:00 a.m.

3. The sale of automobiles shall be prohibited.

4. Any accessory outdoor storage shall be screened in accordance with Section 17.18 *Performance Standards*.

5. Special consideration of potential noise and pollution nuisances is required.
6. All establishments engaged in automobile repair and service shall provide and comply with a plan for the disposal of all chemicals used on the premises.
7. See Chapters 5.33, *Gasoline Service Stations*, and 8.28, *Vehicle Storage*, of the *Hazel Park Municipal Code* for additional requirements.

G. Scrap metal dealers.

1. Any accessory outdoor storage shall be screened in accordance with Chapter 17.18 Performance Standards.
2. No materials shall be stored above the height of the required walls.
3. All storage areas shall be paved and drained.
4. All gates shall remain closed unless receiving or transporting metal or other materials as allowed.
5. See Chapter 5.55 Scrap Metal Dealers of the Hazel Park Municipal Code for additional requirements.

H. Wireless telecommunication facilities, subject to the requirements and conditions of Chapter 17.20 *Wireless Telecommunication Facilities*.

PART II. SAVING CLAUSE.

The amendment of Title 17, Chapter 17.52, Section 17.52.030, Section 17.52.040, and Section 17.52.080 does not affect or impair any act done, offense committed, or right accruing or accrued or liability, penalty, forfeiture, or punishment, pending or incurred to these amendments.


PART III. REPEAL.

This ordinance hereby repeals any ordinance which conflicts with the provisions hereof.

PART IV. EFFECTIVE DATE; PUBLICATION.

The provisions of this ordinance shall become effective ten days after its adoption and shall be published within ten days of its adoption by publication of a brief notice in the newspaper circulated in the city stating the date of the enactment and the effective date of the ordinance, a brief statement as to the subject matter of this ordinance and such other facts as the Clerk deems pertinent, and that a copy of the ordinance is available for purchase and/or inspection at the office of the City Clerk.

MADE, PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
HAZEL PARK, OAKLAND COUNTY, MICHIGAN ON THE 25 DAY OF
JUNE, 2013.



JACK LLOYD, MAYOR




MARY ANN GIERALTOWSKI,
CITY CLERK

Date of Adoption: 06-25-13
Date of Publication: 07-03-13
Effective Date: 07-13-13

CERTIFICATE OF ADOPTION

It is hereby certified that the foregoing is a true and complete copy of an
Ordinance passed at a regular meeting of the City Council of the City of Hazel Park, held
on the 25TH day of JUNE, 2013.



MARY ANN GIERALTOWSKI,
CITY CLERK