
**CITY OF
WIXOM ORDINANCE
NO. 2023-04**

**ORDINANCE TO AMEND THE CODE OF ORDINANCES FOR THE CITY OF WIXOM
TITLE 18, ZONING, CHAPTER 18.08, OFFICE AND RESEARCH DISTRICTS, SECTIONS
18.08.020 AND 18.08.040, TO REVISE THE SCHEDULE OF USES AND ADD
ADDITIONAL STANDARDS FOR SPECIFIC USES.**

THE CITY OF WIXOM ORDAINS:

Section 1. Amendment.

Title 18, Chapter 18.08, Sections 020 and 040, of the Municipal Code of the City of Wixom shall be amended to provide as follows:

18.08.020 Schedule of uses.

Use and development of land and buildings shall only be for the following specified uses, unless otherwise provided for in this title. Land and/or buildings in the districts indicated at the top of Table 8.02 may be used for the purposes denoted by the following abbreviations:

P: Permitted Use: Land and buildings in this district may be used for the purposes listed by right.

SLU: Special Land Use: Land and/or buildings in this district may be used for this purpose by obtaining Special Land Use approval when all applicable standards cited in Chapter 18.18, Special Land Use Review Requirements and Procedures and specific standards of Section 18.08.040 are met.

NP: Not Permitted: The use is not permitted in the district.

"Requirement" provides reference to additional requirements or conditions applicable to that specific use.

**Table 8.02
Schedule of Uses**

Use	OS-1	IRO	Requirement
Office Uses			
Conference centers, convention and meeting facilities, and banquet halls	P	P	Section 18.08.040(G)
Data processing and computer centers, including service and maintenance of electronic data processing equipment	P	P	

Design and development of computer hardware and software, data communications, information technology, data processing and other computer related services.	P	P	
Offices for executive, administrative, professional, accounting, brokerage, insurance, writing, clerical, drafting and sales uses	P	P	
Research, design, engineering, testing, diagnostics and pilot or experimental product development, including automotive, electronic device, manufacturing, materials and alternative energy technologies	SLU	P	
Medical and Human Care Uses			
Adult day care homes	SLU	P	Section 18.03.040(I)
Day care centers	SLU	P	Section 18.08.040(A)
Funeral homes and mortuary establishments	SLU	NP	Section 18.08.040(B)
24-hour emergency medical clinics	SLU	P	
Hospitals	SLU	P	
Medical laboratories	SLU	P	
Medical office and dental offices and clinics	P	P	
Nursing homes and convalescent homes	SLU	NP	Section 18.08.040(C)
Veterinary clinics, provided there shall be no animal boarding in OS-1	P	P	
Commercial, Retail and Service Uses			
Banks, credit unions, savings and loan associations with or without drive-through facilities as an accessory use only	P	P	
Business services such as mailing, copying, data processing and retail office supplies	SLU	P	

Health clubs and related uses including gyms, martial arts instruction, gymnasiums	SLU	P	
Commercial recreation establishments, arenas and stadiums	NP	SLU	Section 18.08.040(G) Section 18.09.040(J)
Motels or hotels	NP	SLU	
Restaurants, taverns or other places serving food or beverage but not including outdoor seating, drive-in/fast food, carry-out or drive-through restaurants	SLU	SLU	Section 18.08.040(D)
Retail businesses within an office building	SLU	SLU	Section 18.08.040(E)
Social clubs	SLU	NP	Section 18.08.040(F)
Governmental, Educational and Quasi-Public			
Governmental offices or other governmental uses, post offices, public utility offices, exchanges and transformer stations	P	P	
Publicly owned utility buildings, telephone exchange buildings, electric transformer stations and substations gas regulator stations with service yards but without storage yards, and water and sewage pumping stations (without storage yards)	P	P	
Vocational, business, trade or industrial training schools and other types of technical training facilities	P	P	
Manufacturing Uses			
The manufacture, processing, compounding, assembling, packaging or treatment of finished or semi-finished products from previously prepared materials	NP	P	
Printing and publishing	NP	P	

Transportation, Warehouse, Storage and Waste Handling Uses			
Uses of an office warehouse nature provided a minimum of 25% of the floor area shall be devoted to office space	NP	P	
Accessory Uses			
Accessory structures and uses customarily incident to the above permitted uses, provided such buildings and uses are located on the same zoning lot with a permitted use	P	P	

(Ord. 08-05 § 1 (part), 2008)

18.08.040 Standards applicable to specific uses.

Uses allowed in the office and research districts shall be subject to meeting the following specific requirements applicable to that use:

- A. Day Care Centers. Day care centers for children shall be subject to the following:
 1. The facility shall have received a state license to operate prior to seeking a special use permit under this title. A copy of the license must be filed with the building department as a condition of special land use approval.
 2. Not less than four hundred square feet of outdoor play area per child, (as authorized by the license issued to the applicant by the Department of Human Services), shall be provided on the site.
 3. The outdoor play area shall not be located in the front yard.
 4. Screening and fencing of outdoor play area shall be provided as required by the planning commission.
 5. Parking shall be provided to allow for direct drop-off and pick-up of children without requiring children to cross public streets or block traffic flow on the street.
- B. Funeral Homes. Funeral homes and mortuary establishments shall be subject to the following:
 1. Adequate off-street assembly area shall be provided for vehicles to be used in funeral processions. The assembly area shall be provided in addition to any required off-street parking area.
 2. A caretaker's residence may be provided within the building of mortuary establishments.
- C. Nursing Homes and Convalescent Homes. Nursing homes and convalescent homes shall be set back a minimum of forty feet from all lot lines.
- D. Restaurants. Restaurants or other places serving food or beverage shall be subject to the following:

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1. The restaurant shall be located within an office structure or motel building. The total area devoted to retail, services and restaurants shall not exceed twenty-five percent of the total floor area of the building.
 2. In the IRO district a restaurant may be located in a freestanding building as part of an overall industrial or office park subject to the following:
 - a. The restaurant shall be planned as a part of an overall plan for development of not less than thirty acres and shall be part of a service establishment complex for the development.
 - b. The restaurant shall comprise not more than twenty percent of the land area of an overall office park.
 - c. The location of the restaurant shall be established at the time of site plan review and approval for the total office park complex.
 - d. There shall be no more than one restaurant in a freestanding building per office park.
 3. Drive-in or drive-through restaurants shall be prohibited.
- E. Retail Establishments Within an Office Building. Retail uses shall be permitted in buildings that exceed one story in height as secondary uses to the principal permitted office uses, and shall be subject to the following:
1. Such uses shall not be permitted in a one-story building or in a building separate from a permitted principal use unless otherwise provided herein.
 2. The total area devoted to retail, services and restaurants shall not exceed twenty-five percent of the total floor area of the building.
 3. All uses shall have customer entrances from the interior of the principal building in which they are located.
 4. In the OS-1 district, accessory retail use shall be limited to retail uses that are customarily related to a permitted medical use, such as but not limited to: a pharmacy, stores limited to corrective garments or bandages, or optical services.
- F. Social Clubs. Social clubs shall be subject to the following:
1. The facility shall be located no nearer than five hundred feet to any residence, park, public or private school, day care facility, convalescent/nursing home or church.
 2. The outdoor use of loudspeakers, sound amplifying systems or paging systems shall be prohibited.
 3. Appropriate licenses shall be required should alcoholic beverages be served.
- G. Hotel or Motel: the following additional standards shall apply:
1. As a Principal Use. Hotel or Motel as a stand-alone principal use in the IRO District shall only be permitted when the site is found directly adjacent to a FS Freeway Service District. Hotel or Motel shall not be permitted where there is no adjacent FS Freeway Service District zoning.
 2. As an Accessory Use. Hotel or Motel in the IRO District may be permitted as an Accessory Use (not a stand-alone use) as a part of Conference Centers, convention and meeting facilities, and banquet halls.
 3. As an Accessory Use. Hotel or Motel in the IRO District may be permitted as an Accessory Use (not a stand-alone use) as a part of Commercial recreation establishments, arenas, and stadiums.

Section 2. Repealer.

This Ordinance hereby repeals any ordinances in conflict herewith.

Section 3. Savings Clause

That nothing in this Ordinance hereby adopted be construed to affect any just or legal right or remedy of any character nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 4. Severability

The various parts, sections and clauses of this Ordinance are declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected. Section

5. Adoption.

This Ordinance is hereby declared to have been adopted by the City of Wixom City Council at a meeting thereof duly called and held on the 12th day of December, 2023 and ordered to be given effect upon publication as mandated by Charter and statute.

Patrick Beagle, City Mayor

Catherine Buck, City Clerk

Notice of adoption published in the Oakland Press on December 19, 2023.

CERTIFICATION OF CLERK: I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the City Council of the City of Wixom, County of Oakland, State of Michigan at a regular meeting of City Council duly called and held on the 12th day of December, 2023.

Catherine Buck, City Clerk