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ORDINANCE NO. 2004-05

AN ORDINANCE TO AMEND ARTICLES X THROUGH XIII, INCLUSIVE, OF APPENDIX A - ZONING CODE, ALLEN PARK CODE OF ORDINANCES, TO PROVIDE FOR AMENDMENTS TO AND THE CREATION OF NEW ZONING REQUIREMENTS AND CLASSIFICATIONS FOR COMMERCIAL, OFFICE, RESEARCH AND GENERAL INDUSTRIAL DISTRICTS WITHIN THE CITY

THE CITY OF ALLEN PARK ORDAINS:

SECTION 1. AMENDMENT TO CODE.

Articles X through XIII, inclusive, of Appendix A-Zoning Code, Allen Park Code of Ordinances, are hereby amended in their entirety as follows:

**ARTICLE X.
NEIGHBORHOOD BUSINESS DISTRICT (C-1)**

Section 10.1. Statement of purpose.

The Neighborhood Business District is intended to permit retail business and service uses which are needed to serve the nearby residential areas. In order to protect the abutting residential neighborhood, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy traffic or late hours of operation. The intent of this district is also to encourage the concentration of small local business in isolated service areas to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations and avoid the uncontrolled expansion strip business development.

Section 10.2. Permitted uses.

A. RETAIL CLASSIFICATION

1. Bake shops, subject to the following restrictions:
 - a. At least seventy-five (75) per cent of all baked goods produced on the premises are sold on the premises at retail; and
 - b. Floor area used for bakery production shall be limited to five hundred (500) square feet per establishment.
2. Household appliance, bicycle and small motorized lawn service equipment repair shops

with no outdoor storage or service area.

3. Laundromats or dry cleaning drop-off sites without dry cleaning plants.
4. Retail stores of not more than Four Thousand (4000) gross square feet for the sale of art supplies, bicycles, clothing and tailoring shops, collectibles, confections, delicatessen, drugs, flowers, groceries including liquor if other non-alcohol items are sold and are the majority of the products offered for sale, gifts, hardware, household appliances, notions, periodicals, (excluding adult book or video stores), small motorized lawn service equipment, stationery, sundry small household articles, tobacco, and other similar items.
5. Video rental or sale, provided:
 - a. There is no on site viewing area; and
 - b. Adult videos shall be no more than one (1%) percent of the inventory.

B. FOOD SERVICE

Regulated use only, see section 10.3.

C. PERSONAL SERVICE

1. Barber shop.
2. Beauty shop.

D. GENERAL OFFICE

All Non-Medical offices.

E. MEDICAL

1. Dental Offices and clinics.
2. Medical Offices and clinics without emergency room and overnight facilities.

F. RESIDENTIAL

1. Single family and multiple family dwellings, subject to the following conditions:
 - a. Shall be constructed above a permitted business or other non-residential use;
 - b. Shall have a separate entrance; and
 - c. Shall meet the density requirements for the R-2 Zoning District.

G. OTHER

1. Uses similar to those permitted uses within the Neighborhood Business District, above, subject to the following restrictions:
 - a. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced; and
 - b. All business, servicing or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.
2. Off-street parking facilities.

H. ACCESSORY USES

1. Accessory structures and uses, customarily incidental to the above permitted uses subject to the following restriction:
 - a. Garages to be used exclusively for the storage of vehicles, which are to be used in connection with a business or other permitted use located on the same parcel of property.

Section 10.3. Regulated uses.

The following uses shall be permitted after obtaining approval from the Planning Commission and the Mayor and Council as a Special Use under Article IV-A of this Zoning Code and upon compliance with the terms provided below.

A. Uses

1. Day care facilities, with and without outdoor activity areas.
2. Eating or drinking places subject to the following restrictions:
 - a. No liquor license;
 - b. No more than 1600 gross square feet; and
 - c. No drive-through facilities.
3. Nursing Homes.
4. Public utility buildings, telephone exchange buildings, electric transformer stations and sub-stations and gas regulator stations when required to service the immediate area and shall not contain any outdoor storage and all outdoor activity and equipment areas shall be screened as required by and specified by the Planning and Zoning Commission.

B. Requirements

1. All parking required by the Parking Ordinance, Article VI, shall be provided and no Special Parking Permit shall be allowed; and
2. All outdoor activity areas and/or storage areas shall be screened as required by and as specified by the Planning and Zoning Commission.

Section 10.4. Protective screening.

Those sides of a lot or parcel that are adjacent to or near residential districts shall be screened as required by Section 4.32.

Section 10.5. Parking.

Off-street parking shall be provided as required in Article VI.

Section 10.6. Signage.

Signage shall be allowed as provided in Article IV, Section 4.30.

Section 10.7. Landscaping.

Landscaping shall be provided as required in Article VIA.

Section 10.8. Dumpsters.

Dumpsters shall be placed and enclosed pursuant to Chapter 12 of the Allen Park Code of Ordinances.

Section 10.9. Area, height, bulk and placement requirements.

Shall be in accordance with the Schedule of Regulations contained in Article XVI.

**ARTICLE X-A.
RESTRICTED BUSINESS DISTRICT (C-2)**

Section 10A.1. Statement of purpose.

The Restricted Business District established in this Article is intended to be that permitting retail business and service uses which are needed to serve the nearby residential areas. In order to promote such business development so far as is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic, or late hours of operation. The intent of this district is also to encourage the concentration of local business areas in locations proposed in the Comprehensive Plan to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations and

avoid the continuance of encouraging marginal strip, business development along major streets.

Section 10A.2. Permitted Uses.

A. RETAIL CLASSIFICATION

1. Bake shops, subject to the following restrictions:
 - a. At least seventy-five (75) per cent of all baked goods produced on the premises are sold on the premises at retail; and
 - b. Floor area used for bakery production shall be limited to five hundred (500) square feet per establishment.
2. Household appliance, bicycle and small motorized lawn service equipment repair shops with no outdoor storage or service area.
3. Laundromats or dry cleaning drop-off sites without dry cleaning plants.
4. Video rental or sale, provided:
 - a. There is no on site viewing area; and
 - b. Adult videos shall be no more than one (1%) percent of the inventory.
5. Retail stores of not more than Four Thousand (4000) gross square feet for the sale of art supplies, bicycles, clothing and tailoring shops, collectibles, confections, delicatessen, drugs, flowers, groceries including liquor if other non-alcohol items are sold and are the majority of the products offered for sale, gifts, hardware, household appliances, notions, periodicals, (excluding adult book or video stores), small motorized lawn service equipment, stationery, sundry small household articles, tobacco, and other similar items.

B. FOOD SERVICES

Regulated use only, see section 10A.3.

C. PERSONAL SERVICES

1. Banking facilities without drive through service.
2. Barber shop.
3. Beauty shop.

D. PROFESSIONAL SERVICES

1. Non-Medical Offices.

E. MEDICAL

1. Dental Offices and clinics.
2. Medical Offices and clinics without emergency and overnight facilities.

F. RESIDENTIAL

1. Single and multiple family dwellings subject to all of the following conditions:
 - a. Shall be constructed above a permitted business or other non-residential use;
 - b. Shall have a separate entrance; and
 - c. Shall meet the density requirements for the R-2 Zoning District.

G. OTHER

1. Uses similar to those permitted uses within the Restricted Business District, above, subject to the following restrictions:
 - a. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced; and
 - b. All business, servicing or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.
2. Off-street parking facilities.

H. ACCESSORY USE

1. Accessory structures and uses customarily incidental to the above permitted uses subject to the following restrictions:
 - a. Garages to be used exclusively for the storage of vehicles, which are to be used in connection with a business or other permitted use located on the same parcel of property.

Section 10A.3. Regulated uses.

The following uses shall be permitted after obtaining approval from the Planning Commission and the Mayor and Council as a Special Use under Article IV-A of this Zoning Code and upon compliance with the terms provided below.

A. Uses

1. Churches and other facilities normally incidental to Churches, provided that:
 - a. The proposed site is not less than two (2) acres;
 - b. There is adequate access to all required off-street parking areas;
 - c. There is no parking in the required front yard except as allowed in Article VI; and
 - d. The site is adjacent to a major thoroughfare as defined on the City's Comprehensive Plan or by City's Motor Vehicle Fund.
2. Eating or drinking places, subject to the following restrictions:
 - a. No liquor license;
 - b. No more than 1600 gross square feet; and
 - c. No drive-through facilities.
3. Mortuary Establishments, Funeral Homes or Chapels.
4. Private Club, provided:
 - a. No liquor license; and
 - b. No more than One Thousand (1000) gross square feet.
5. Public utility buildings, telephone exchange buildings, electric transformer stations and sub-stations and gas regulator stations when required to service the immediate area and shall not contain any outdoor storage and all outdoor activity and equipment areas shall be screened as required by and specified by the Planning and Zoning Commission.

B. Requirements

1. All parking requirements of the Parking Ordinance, Article VI, shall be provided and no Special Parking Permit shall be allowed; and
2. All outdoor activity areas and/or storage areas shall be screened as required by and specified by the Planning and Zoning Commission.

Section 10A.4. Protective screening.

Those sides of a lot or parcel that are adjacent to or near residential districts shall be screened as required by Section 4.32.

Section 10A.5. Parking.

Off-street parking shall be provided as required in Article VI.

Section 10A.6. Signage.

Signage shall be allowed as provided in Article IV, Section 4.30.

Section 10A.7. Landscaping.

Landscaping shall be provided as required in Article VIA.

Section 10A.8. Dumpsters.

Dumpsters shall be placed and enclosed pursuant to Chapter 12 of the Allen Park Code of Ordinances.

Section 10A.9. Area, height, bulk and placement requirements.

Shall be in accordance with the Schedule of Regulations contained in Article XVI.

**ARTICLE X-B.
COMMERCIAL BUSINESS DISTRICT (C-3)**

Section 10B.1. Statement of purpose.

The Commercial Business District is intended to permit retail business and service uses which are needed to serve the nearby residential areas as well as limited regional traffic. In order to protect the nearby residential neighborhoods and promote the business development so far as is possible and appropriate, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke and glare. The intent of this district is also to encourage the concentration of business in these locations that require greater accessibility thereby promoting the best use of land at certain strategic locations and avoid the further expansion of such business locations into the residential districts.

Section 10B.2. Permitted Uses.

A. RETAIL CLASSIFICATION

1. Grocery stores
2. Laundromats or dry cleaning drop-off sites without dry cleaning plants.
3. Rental Shops with no outdoor storage or display of products.
4. Retail stores of not more than Twenty thousand (20,000) gross square feet for the sale of art supplies, bicycles, clothing and tailoring shops, collectibles, confections, delicatessen,

drugs, flowers, gifts, hardware, household appliances, liquor/beer/wine sales, notions, periodicals, small motorized lawn service equipment, stationery, sundry small household articles, tobacco and other similar items.

5. Video rental or sale, provided:
 - a. There is no on site viewing area; and
 - b. Adult video shall be no more than one (1%) percent.

B. FOOD SERVICE

Regulated use only, see section 10B.3.

C. PERSONAL SERVICE

1. Banking facilities, including drive through servicing.
2. Barber Shop.
3. Beauty Shop.

D. PROFESSIONAL SERVICE

Regulated use only, see section 10B.3.

E. MEDICAL

Regulated use only, see section 10B.3.

F. RESIDENTIAL

Not allowed.

G. OTHER

1. Uses similar to those permitted uses within the Commercial Business District, above, subject to the following restrictions:
 - a. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced; and
 - b. All business, servicing or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.
2. Off-street parking facilities.

H. ACCESSORY USES

Not allowed.

Section 10B.3. Regulated uses.

The following uses shall be permitted after obtaining approval from the Planning Commission and the Mayor and Council as a Special Use under Article IV-A of this Zoning Code and upon compliance with the terms provided below.

A. Uses

1. Automobile, light truck and trailer rental facilities, either conducted alone or in conjunction with another use.
2. Automotive Service Centers, including facilities that provide and/or perform any service work on any automobile, motorcycle or truck, including but not limited to, oil changes, tune-ups, vehicle washing, tire sales and repair, exhaust systems, or collision service.
3. Dental office and clinic.
4. Eating or drinking places, including fast food restaurant, but excluding catering facilities, banquet halls and private clubs with onsite consumption.
5. Medical office and clinic with limited emergency services and no overnight facilities.
6. Non-Medical Professional offices.
7. Public utility buildings, telephone exchange buildings, electric transformer stations and sub-stations and gas regulator stations when required to service the immediate area and shall not contain any outdoor storage and all outdoor activity and equipment areas shall be screened as required by and specified by the Planning and Zoning Commission.

B. Requirements

1. All parking requirements of the Parking Ordinance, Article VI, shall be provided and no Special Parking Permit shall be allowed; and
2. All outdoor activity areas and/or storage areas shall be screened as required by and specified by the Planning and Zoning Commission.

Section 10B.4. Automotive Service Centers

In addition to the other foregoing requirements, Automotive Service Centers shall conform to the following regulations:

- a. All repair or service activity, except the fueling of a vehicle, shall be conducted within completely enclosed buildings; and
- b. No vehicle shall be stored or parked outside when the business is closed unless either of the following apply:
 - i. The vehicle is stored or parked in an area enclosed by a screen wall of a type and height as specified by the Planning and Zoning Commission; or
 - ii. An outdoor storage permit has been obtained pursuant to section 10B.5.
- c. All provisions of Section 4.19, Article IV and Section 6.17, Article VI shall be met.

Section 10B.5. Outdoor Storage Permit

- a. Any Use seeking to store any item, including motor vehicles, boats, machine parts or other items outdoors when such storage is not a permitted use, shall only store those items after having obtained an Outdoor Storage Permit from the City Council.
- b. The application for the Outdoor Storage Permit shall indicate all of the following:
 - i. The item(s) that will be stored on the site;
 - ii. The reason for the outdoor storage;
 - iii. The length of time the business desires the storage;
 - iv. The number of items to be stored;
 - v. The proposed location of the storage, with a detailed drawing showing the actual dimensions of the storage space; and
 - vi. The proposed manner of screening.
- c. The City Council, after considering the Petition at a Regularly Scheduled Council Meeting, may Approve, Deny or Condition the Approval of the Permit. The Council may, at its option, schedule the Petition as a Public Hearing do to the proposed location and proximity to Residential property and require the cost of such hearing be paid by the Petitioner. The fee for such shall be the same fee scheduled for other Public Hearings before the Zoning Board of Appeals. An Approved or Conditioned Permit for Outdoor Storage shall specify all of the following:
 - i. The name of the business and business owner;
 - ii. The address of the location;
 - iii. The items allowed to be stored;

- iv. Any conditions imposed by the Council for the storage; and
 - v. Any termination date imposed by the Council.
- d. The Outdoor Storage Permit shall automatically expire upon the happening of any of the following and notice of such shall be forwarded by the City Clerk or Building Official to the business at the address contained in the Petition:
- i. The business is sold or transferred to a new owner or entity;
 - ii. The business is closed for more than six (6) months;
 - iii. Any violation of the Outdoor Storage Permit by the business; or
 - iv. The Permit expires by the terms of its issuance.
- e. No outdoor storage permit shall be allowed for items or materials not customarily used or serviced by the type of business petitioning for the storage and all items stored shall be stored solely in conjunction with the business being conducted on the site. Motor vehicles for which there is no current work order shall be presumed not to be used or stored in conjunction with the business.

Section 10B.6. Protective screening.

Those sides of a lot or parcels that are adjacent to or near residential districts shall be screened as required by Section 4.32.

Section 10B.7. Parking.

Off-street parking shall be provided as required in Article VI.

Section 10B.8. Signage.

Signage shall be allowed as provided in Article IV, Section 4.30.

Section 10B.9. Landscaping.

Landscaping shall be provided as required in Article VIA.

Section 10B.10. Dumpsters.

Dumpsters shall be placed and enclosed pursuant to Chapter 12 of the Allen Park Code of Ordinances.

Section 10B.11. Area, height, bulk and placement requirements.

Shall be in accordance with the Schedule of Regulations contained in Article XVI.

ARTICLE X-C.
GENERAL BUSINESS DISTRICT (C-4)

Section 10C.1. Statement of purpose.

The General Business District is intended to permit a wider range of business and entertainment activities. The permitted uses would serve not only nearby residential areas, but also people further away for types of businesses and services usually found in major shopping centers and along principal streets. These uses would generate larger volumes of vehicular traffic, would need more off-street parking and loading, and would require more planning to integrate such districts with adjacent residential areas.

Section 10C.2. Permitted uses.

A. RETAIL CLASSIFICATION

1. Carpet, rug, linoleum, or other floor covering stores provided all sales and services are performed indoors.
2. Clothing, tailoring or costume rental establishments.
3. Furniture stores of not more than Ten Thousand (10,000) gross square feet.
4. Interior decorating establishments.
5. Musical instrument sales, rental and repair shops, with or without practice rooms.
6. Office or business machine stores, sales or rental.
7. Photographic developing or printing establishments, without wholesale plants, and studios.
8. Repair shops for computers, household appliances, small business machines, bicycle and small motorized lawn service equipment with no outdoor storage or service area.
9. Retail stores of not more than Ten Thousand (10,000) gross square feet for the sale of art supplies, bicycles, collectibles, confections, delicatessen, drugs, flowers, groceries including liquor if other non-alcohol items are sold and are the majority of the products offered for sale, gifts, hardware, household appliances, notions, periodicals, [excluding adult book stores where such products are more than ten (10%) percent of the merchandise offered for sale], small motorized lawn service equipment, stationery, sundry small household articles, tobacco, and other similar items.
10. Studios for music, dancing, or theatrical instruction.
11. Taxidermist shops.

12. Upholstering shops dealing directly with consumers and not servicing automotive or marine vehicles.
13. Venetian blind, window shade, or awning shops, custom shops, including repairs, limited to two thousand five hundred (2,500) square feet of floor area per establishment.
14. Video rental or sale, provided:
 - a. There is no on site viewing area; and
 - b. Adult videos shall be no more than one (1%) percent of the inventory

B. FOOD SERVICE

1. Catering establishments without on site consumption.
2. Eating or drinking establishments, with entertainment, except those having the principal character of a drive-in facility wherein food is served to a customer in vehicle for on site consumption.

C. PERSONAL SERVICE

1. Banking facilities, including drive through servicing.
2. Barber Shop.
3. Beauty Shop.
4. Other uses similar to the above and subject to the following regulations:
 - a. All business establishments shall be retail or service establishments dealing directly with consumers. All goods provided on the premises shall be sold at retail on the premises where produced; and
 - b. All business, servicing, or processing, except for off-street parking, loading, and those open air uses indicated as being permissible in subsection tt, below, shall be conducted within completely enclosed buildings.

D. PROFESSIONAL SERVICE

1. Non-Medical Offices.

E. MEDICAL

1. Dental Offices and clinics.

2. Medical Offices and clinics without emergency and overnight facilities.

F. RESIDENTIAL

1. Single and multiple family dwellings subject to all of the following conditions:
 - a. Shall be constructed above a permitted business or other non-residential use;
 - b. Shall have a separate entrance; and
 - c. Shall meet the density requirements for the R-2 Zoning District.

G. OTHER

1. Business schools and colleges, or private schools operated for a profit.
2. Equipment rental facilities without outdoor storage or display area.
3. Governmental office or other governmental use, including Libraries; public utility offices, exchanges, transformer stations, pump stations, and service yards but not including outdoor storage yards.
4. Monument sales establishments, with incidental processing to order, but not including the shaping of headstones, excluding outside display, preparation or storage yards.
5. Mortuary establishments, Funeral Homes or Chapels.
6. Moving or storage offices, without storage and no outdoor storage of rental equipment or vehicles.
7. Office showroom of any service establishment of an electrician, decorator, dressmaker, tailor, shoemaker, baker, printer, upholsterer, or an establishment doing radio, television or home appliance repair, photographic reproduction, and similar establishments that require a retail adjunct and of no more objectionable character than the aforementioned subject to the following provision:
 - a. No more than five (5) persons shall be employed at any time in the fabrication, repair, and other processing of goods; and
 - b. The repair area or workshop area does not exceed 20 % of the building.
8. Off-street parking and loading facilities in accordance with Article VI.
9. Sign fabricating shops and printing establishments of not more five thousand (5,000) gross square feet and without painting facilities.

10. Veterinary facilities.

11. Wedding chapels of not more than Three Thousand (3000) gross square feet.

H. ACCESSORY USES

1. Accessory structures and uses, customarily incidental to the above permitted uses subject to the following restriction:

- a. Garages to be used exclusively for the storage of vehicles, which are to be used in connection with a business or other permitted use located on the same parcel of property.

Section 10C.3. Regulated Uses.

The following uses shall be permitted after obtaining approval from the Planning Commission and the Mayor and Council as a Special Use under Article IV-A of this Zoning Code and upon compliance with the terms provided below.

A. Regulated Uses

1. Automotive Service Centers, including facilities that provide and/or perform any service work on any automobile, motorcycle or truck, including but not limited to, oil changes, tune-ups, vehicle washing, tire sales and repair, exhaust systems, or collision service, subject to the regulations of Section 10C.4.
2. Bowling alley.
3. Catering establishments and banquet halls.
4. Contractors' offices or display rooms, with or without outside storage yards.
5. Drive-in establishment wherein the services are rendered to the patron while in their vehicle, provided that:
 - a. The entrance or exit from any such use is located at least Fifty (50) feet from the intersection of any two (2) streets; and
 - b. All such uses shall have direct access to a Major Thoroughfare as defined on the City's Comprehensive Development Plan.
6. Equipment rental with outdoor displays or storage, subject to an Outdoor Storage Permit in Section 10C.5. below.
7. Exterminators.
8. Inns, motels and hotels.

9. Medical office and clinic with limited emergency services and no overnight facilities.
10. Medical or dental laboratories for research or testing, not involving any danger of fire or explosion, nor of offensive noise, vibration, smoke, odorous matter, heat, humidity, glare, or other objectionable effects.
11. Outdoor storage or display areas, subject to an Outdoor Storage Permit in Section 10C.5. below.
12. Physical culture or health establishment, including athletic and fitness centers, gymnasiums, reducing salons, masseurs, or steam baths of not more than Ten Thousand (10,000) gross square feet.
13. Printing and Sign fabricating shops of any size, with or without painting facilities.
14. Private clubs with on site consumption of food and/or liquor license.
15. Radio and television studios.
16. Theater, dance halls, assembly halls or similar places of assembly.
17. Public utility buildings, telephone exchange buildings, electric transformer stations and sub-stations and gas regulator stations when required to service the immediate area and shall not contain any outdoor storage and all outdoor activity and equipment areas shall be screened as required by and specified by the Planning and Zoning Commission.
18. Open air business uses, not including the seasonal sale of plants where the total display area does not exceed Two Hundred (200) square feet, subject to the following regulations:
 - a. The minimum area of the site shall be:
 - i. Ten Thousand (10,000) square feet for motor vehicle sales of any type.
 - ii. Six Thousand (6,000) square feet for the sale of nursery stock and landscaping materials.
 - b. There shall be provided around all sides of the outdoor activity conducted on the site a screen wall as specified by the Planning and Zoning Commission, in order to intercept windblown trash and other debris and to screen the stored materials from view from outside the property. Where the outdoor activity abuts any residentially zoned district, the minimum requirements for protective screening shall be as specified in Section 4.32.
 - c. Lighting shall be installed in a manner which will not create a driving hazard on abutting streets or which will not cause direct illumination on adjacent properties.

- d. All open air business uses shall comply with all City and County health regulations regarding sanitation and general health conditions.

B. Requirements

- 1. All parking requirements of the Parking Ordinance, Article VI, shall be provided and no Special Parking Permit shall be allowed; and
- 2. All outdoor activity and/or storage areas shall be screened by a decorative wall or fence of a type and height as specified by the Planning and Zoning Commission.

Section 10C.4. Automotive Service Centers

In addition to the other requirements of this Code, all Automotive Service Centers shall conform to the following regulations:

- a. All repair or service activity, except the fueling of a vehicle, shall be conducted within completely enclosed buildings; and
- b. No vehicle shall be stored or parked outside when the business is closed unless either of the following apply:
 - i. The vehicle is stored or parked in an area enclosed by a screen wall of a type and height as specified by the Planning and Zoning Commission; or
 - ii. An outdoor storage permit has been obtained pursuant to section 10C.5.
- c. All provisions of Section 4.19, Article IV and Section 6.17, Article VI shall be met.

Section 10C.5. Outdoor storage permit.

- a. Any Use seeking to store any item, including motor vehicles, boats, machine parts or other items outdoors when such storage is not a permitted use, shall only store those items after having obtained an Outdoor Storage Permit from the City Council.
- b. The application for the Outdoor Storage Permit shall indicate all of the following:
 - i. The item(s) that will be stored on the site;
 - ii. The reason for the outdoor storage;
 - iii. The length of time business desires the storage;
 - iv. The number of items to be stored;
 - v. The proposed location of the storage, with a detailed drawing showing the actual dimensions of the storage space; and

- vi. The proposed manner of screening.
- c. The City Council, after considering the Petition at a Regularly Scheduled Council Meeting, may Approve, Deny or Condition the Approval of the Permit. The Council may, at its option, schedule the Petition as a Public Hearing do to the proposed location and proximity to Residential property and require the cost of such hearing be paid by the Petitioner. The fee for such shall be the same fee scheduled for other Public Hearings before the Zoning Board of Appeals. An Approved or Conditioned Permit for Outdoor Storage shall specify all of the following:
 - i. The name of the business and business owner;
 - ii. The address of the location;
 - iii. The items allowed to be stored;
 - iv. Any conditions imposed by the Council for the storage; and
 - v. Any termination date imposed by the Council.
 - d. The Outdoor Storage Permit shall automatically expire upon the happening of any of the following and notice of such shall be forwarded by the City Clerk or Building Official to the business at the address contained in the Petition:
 - i. The business is sold or transferred to a new owner or entity;
 - ii. The business is closed for more than six (6) months;
 - iii. Any violation of the Outdoor Storage Permit by the business; or
 - iv. The Permit expires by the terms of its issuance.
 - e. No outdoor storage permit shall be allowed for items or materials not customarily used or serviced by the type of business petitioning for the storage and all items stored shall be stored solely in conjunction with the business being conducted on the site. Motor vehicles for which there is no current work order shall be presumed not to be used or stored in conjunction with the business.

Section 10C.6. Protective screening.

Those sides of a lot or parcel that are adjacent to or near residential districts shall be screened as required by Section 4.32.

Section 10C.7. Parking.

Off-street parking shall be provided as required in Article VI.

Section 10C.8. Signage.

Signage shall be allowed as provided in Article IV, section 4.30.

Section 10C.9. Landscaping.

Landscaping shall be provided as required in Article VIA

Section 10C.10. Dumpsters.

Dumpsters shall be placed and enclosed pursuant to Chapter 12 of the Allen Park Code of Ordinances.

Section 10C.11. Area, height, bulk, and placement requirements.

Shall be in accordance with the Schedule of Regulations contained in Article XVI.

**ARTICLE X-D.
CENTRAL BUSINESS DISTRICT (C-5)**

Section 10D.1. Statement of purpose.

The Central Business District is intended to permit smaller, specialized retail and mixed uses which are primarily pedestrian orientated. This District is designed to allow a higher concentration of uses in a smaller area, promote shared vehicle parking and common areas and outdoor civic uses. Those uses which are consistent with this purpose and are complimentary and do not adversely effect pedestrian travel and nearby residential units.

Section 10D.2. Permitted uses.

A. RETAIL CLASSIFICATION

1. Antique shops without refurbishing facilities.
2. Art Galleries.
3. Bake shops, subject to all of the following restrictions:
 - a. At least ninety-five (95) per cent of all baked goods produced on the premises are sold on the premises at retail;
 - b. The floor area used for bakery production shall be limited to five hundred (500) square

feet per establishment; and

c. No drive through facilities.

4. Book stores, excluding Adult Book Stores.
5. General retail of not more than Fifteen Thousand (15,000) gross square feet on the ground floor for the sale of art supplies, confections, delicatessen, drugs, flowers, furniture, groceries including liquor if other non-alcohol items are sold and are the majority of the products offered for sale, gifts, hardware, notions, periodicals, collectibles, stationery, sundry small household articles, tobacco.
6. Photographic studios and developing, and general printing establishments, without wholesale plants and servicing the general public.

B. FOOD SERVICE

1. Cafes and Coffee Houses, without drive through facilities.
2. Eating or drinking places without drive through facilities and excluding private clubs, catering halls and banquet halls when located on the ground floor.

C. PERSONAL SERVICE

1. Banks without drive through service facilities.
2. Barber Shops.
3. Beauty Shops.

D. PROFESSIONAL SERVICE

1. Offices of not more than two thousand (2000) gross square feet on the ground floor.

E. MEDICAL

1. Dental Offices of not more than two thousand (2000) gross square feet on the ground floor.
2. Medical Offices of not more than two thousand (2000) gross square feet on the ground floor and no emergency and/or overnight facilities.

F. RESIDENTIAL

1. Single family residential and multiple family dwellings, subject to all of the following conditions:

- a. Shall be constructed above a permitted business or other non-residential use.
- b. Shall have a separate entrance;
- c. Shall meet the density requirements for the R-2 Zoning District.

G. OTHER

1. Governmental Buildings, excluding garages and storage facilities.
2. Theater and movie houses, not including adult entertainment facilities.

H. ACCESSORY USES

Not allowed.

Section 10D.3. Regulated Uses

The following uses shall be permitted after obtaining approval from the Planning Commission and the Mayor and Council as a Special Use under Article IV-A of this Zoning Code and upon compliance with the terms provided below.

A. Uses

1. Automotive Service Centers, including facilities that provide and/or perform any service work on any automobile, motorcycle or truck, including but not limited to, oil changes, tune-ups, vehicle washing, tire sales and repair, exhaust systems, or collision service, subject to Section 10D.4.
2. Banks with drive through facilities.
3. Catering establishments and banquet halls with on site consumption.
4. Coffee shops with drive through facilities.
5. Eating Establishments with drive through facilities.
6. Medical office and clinic with limited emergency services and no overnight facilities.
7. Private clubs, with or without, on site consumption of food and/or liquor license.
8. Public utility buildings, telephone exchange buildings, electric transformer stations and sub-stations and gas regulator stations when required to service the immediate area and shall not contain any outdoor storage and all outdoor activity and equipment areas shall be screened as required by and specified by the Planning and Zoning Commission.

9. Residential dwellings when located on the first floor or below.

B. Requirements

1. All parking requirements of the Parking Ordinance, Article VI, shall be provided and no Special Parking Permit shall be allowed; and
2. All outdoor activity areas shall be screened by a decorative wall or fence of a type and height as specified by the Planning and Zoning Commission.

Section 10D.4. Automotive Service Centers

In addition to the other requirements of this Code, all Automotive Service Centers shall conform to the following regulations:

- a. All repair or service activity, except the fueling of a vehicle, shall be conducted within completely enclosed buildings; and
- b. No vehicle shall be stored or parked outside when the business is closed.
- c. All provisions of Section 4.19, Article IV and Section 6.17, Article VI shall be met.

Section 10D.5. Outdoor Areas.

A business may use the outdoor areas of the property, including the abutting public space, for outdoor seating and dining, subject to all of the following conditions:

1. The surface of the area used must be hard surfaced with concrete, pavers, bricks or other such materials as approved by the Planning Commission; and
2. If the front public space is used, a six (6) foot wide clear pathway shall be maintained through the area for the public pedestrian traffic and the clear pathway area shall be no closer to any roadway than two (2) feet.

Section 10D.6. Required Entrances.

A business shall maintain a public entrance way open to the general public during its normal business hours:

1. On the side of its building that carries its street address, as assigned by the Building Department; or
2. On a side of the building with the entrance being within Ten (10) feet of the side of the building that carries its street address, as assigned by the Building Department.

Section 10D.7. Protective screening.

Those sides a lot or parcel that are adjacent to or near residential districts shall be screened as required by Section 4.32.

Section 10D.8. Parking.

1. Off-street parking shall not be required for the following non-regulated Use Classifications:
 - a. Retail;
 - b. Personal Service;
 - c. Professional Service; and
 - d. Residential.
2. Off-street parking shall be provided, as required in Article VI, for all other listed Uses, Regulated Uses and Automotive Service Centers.

Section 10D.9. Signage.

Signage shall be allowed as provided in Article IV, Section 4.30.

Section 10D.10. Landscaping.

Landscaping shall be provided as required in Article VIA.

Section 10D.11. Dumpsters.

Dumpsters shall be placed and enclosed pursuant to Chapter 12 of the Allen Park Code of Ordinances.

Section 10D.12. Area, height, bulk, and placement requirements.

Shall be in accordance with the Schedule of Regulations contained in Article XVI.

**ARTICLE XI.
REGIONAL SHOPPING DISTRICTS
(C-6A and C-6B)**

Section 11.0. Statement of purpose.

The Regional Shopping District is intended to permit retail business and service uses which are

needed to serve and draw clientele from regional traffic. In order to protect the nearby residential neighborhoods and promote the business development so far as is possible and appropriate, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke and glare. The intent of this district is also to encourage the concentration of business in these locations that require greater accessibility thereby promoting the best use of land at certain strategic locations and avoid the further expansion of such business locations into the residential districts.

DISTRICT C-6A
(Fairlane Green District)

Section 11A.2. Permitted uses.

1. Health clubs.
2. Hotels and/or motels, including extended stay or executive motels.
3. Multi-screen movie theaters.
4. Office uses.
5. Retail, entertainment /restaurant and commercial land uses typically found in a retail shopping center, including but not limited to:
 - a. Coffee shops.
 - b. Department stores, including both conventional, junior department stores, and value oriented department stores.
 - c. Open air business uses; excluding new and used automobile, boat and recreational show places, stores or lots.
 - d. Pharmacies.
 - e. Restaurants, both drive-through and sit down and other establishments that sell food products for consumption on or off the premises or for take out.
 - f. Shops or stores for the sale of:
 - i. Art and craft supplies.
 - ii. Books and/or music.
 - iii. Clothing and/ or footwear.
 - iv. Electronic merchandise, including goods using wireless technology.
 - v. Home improvement.

- vi. Household goods, such as furniture and accessories and/or household appliances.
 - vii. Office supplies.
 - viii. General soft goods not covered by any specific category of soft goods listed.
- e. Supermarkets, and/or specialty or gourmet food stores, or fruit and vegetable markets as a primary use or accessory to a value oriented department store.

Section 11A.2. Accessory Structures and Uses.

All accessory structures and uses customarily incidental to the above specially approved uses, including but not limited to:

1. Drive-through lanes for restaurants, banks, pharmacies and other businesses.
2. Open air garden centers when attached to a building and enclosed on all sides.
3. Outdoor display and sales areas in the parking lots and common areas of the Development, including within any required setback area, so long as no permanent structures are constructed therein.
4. Outdoor seating areas which are accessory seating for a restaurant, food service, or other retail use, so long as:
 - a. Such areas are adjacent or in close proximity to the principal use;
 - b. The floor area devoted to such use does not exceed Fifty (50%) percent of the useable floor area of the principal use; and
 - c. The conduct of such use does not materially interfere with pedestrian circulation to or from adjacent uses or on sidewalks. Outdoor seating areas may be located within any required setbacks so long as no permanent structures are constructed therein.
5. Public utility buildings, telephone exchange buildings, electric transformer stations and sub-stations and gas regulator stations when required to service the immediate area and shall not contain any outdoor storage and all outdoor activity and equipment areas shall be screened as required by and specified by the Planning and Zoning Commission.
6. Service stations (which include, without limitation, the sale of gasoline), so long as ancillary to a principal use within the Development.
7. Sidewalk display and sales areas on the sidewalks adjacent to a restaurant, food service or retail use, including within any required setback area, so long as no permanent structures are constructed therein.

Section 11A.3. Hours of Operation.

Permitted Uses may operate twenty-four (24) hours per day, three hundred sixty five (365) days a year.

Section 11A.4. Protective Screening.

Those sides of a lot or parcel that are adjacent to or near residential districts shall be screened as required by Section 4.32.

Section 11A.5. Parking.

Off-street parking shall be provided as required in Article VI.

Section 11A.6. Signage.

A. District Signage

1. Pylon Signs.

- a. The total District, as defined upon the adoption of this Ordinance, shall have not more than Four (4) Pylon signs identifying the Development and containing occupant panels. Two Pylons signs may be located along I-94, but no closer than Two Hundred (200) feet to Outer Drive, Two (2) signs along the Southfield Freeway Service Drive.
- b. The total display area on each Pylon sign identifying the Development and the occupant panels, shall be no larger than Three Hundred (300) square feet in size.
- c. The sign structure shall be no higher than Forty (40) feet.

2. Monument Signs.

- a. The total District, as defined upon the adoption of this Ordinance, shall have not more than Two (2) monument sign identifying the Development and containing occupant panels along Outer Drive and Two (2) monument sign identifying the Development and containing occupant panels along Oakwood Boulevard.
- b. The District shall be allowed Four (4) additional monument signs along Fairlane Drive, with Two (2) signs at or near internal drive entrances for the east side of Fairlane Drive and Two (2) signs at or near internal drive entrances for the west side.
- c. The total display area on each Monument sign identifying the Development and the occupant panels, shall be no larger than One Hundred-Thirty (130) square feet in size.

- d. The monument sign structure shall be no higher than Twelve (12) feet.
3. District Signage may be illuminated twenty-four (24) hours a day.

B. Occupant Signage

1. Each occupant which owns or leases:
 - a. Less than fifteen thousand (15,000) gross square feet, shall be permitted signage, including secondary signage, of ten (10%) percent of the number of linear feet of frontage multiplied by the height of the building, but not to exceed Two Hundred (200) total square feet of signage for the entire building, including secondary signage, within which that occupant is located. Such signage shall only be placed upon those sides of the building that contain a patron or customer entrance for that occupant.
 - b. Between Fifteen thousand (15,000) square feet and Fifty Thousand (50,000) gross square feet, shall be permitted Three Hundred (300) square feet of signage for the entire building, including secondary signage, within which that occupant is located. Such signage shall only be placed upon those sides of the building that contain a patron or customer entrance for that occupant.
 - c. More than Fifty Thousand (50,000) gross square feet, shall be permitted Four Hundred (400) total square feet of signage for the entire building, including secondary signage, within which that occupant is located. Such signage shall only be placed upon those sides of the building that contains a patron or customer entrance for that occupant.
2. In addition to the signage allowed in paragraph B1 above, each occupant shall be allowed one (1) sign of not more than Twelve (12) square feet on any one (1) side of the building that it occupies that does not contain a general public, customer entrance.
3. Occupant signage shall only be illuminated during the business hours of the occupant.

C. Restaurant Out Lot Signage

1. In addition to the signage allowed in paragraph B above, each free standing restaurant building shall each be allowed one (1) low mount monument sign on its respective portion of the Development. Each sign shall have only one (1) two-sided occupant panel on each such sign identifying only the restaurant occupant on the lot.
2. The occupant panel shall be no larger than Forty (40) square feet in size.
3. The monument sign structure shall be no higher than Five (5) feet.
4. Restaurant Out Lot Signage shall only be illuminated during the business hours of the occupant.

5. Should a restaurant no longer occupy the Out Lot, the monument sign shall be removed upon the earlier of either the occupancy of the Out Lot by another type of tenant or within six (6) months of the closing of the restaurant.

D. Directional Signage

Customary and appropriate directional signage, without tenant identification, may be installed throughout the Development.

Section 11A.7. Landscaping.

Landscaping shall be provided as required in Article VIA

Section 11A.8. Dumpsters.

Dumpsters shall be placed and enclosed pursuant to Chapter 12 of the Allen Park Code of Ordinances.

Section 11A.9. Area, height, bulk, and placement requirements.

Shall be in accordance with the Schedule of Regulations contained in Article XVI.

DISTRICT C-6B (Marketplace District)

Section 11B.1. Permitted uses.

1. Health clubs.
2. Multi-screen movie theaters, provided no other such facility is constructed or previously site planned by the City of Allen Park for this or any other developer within one-quarter (¼) mile of the proposed development site.
3. Retail, entertainment/restaurant, and commercial land uses typically found in a retail shopping center, including, but not limited to:
 - a. Coffee shops.
 - b. Department stores, including both conventional, junior department stores, and value oriented department stores.
 - c. Open air business uses; excluding new and used automobile, boat and recreational show places, stores or lots.
 - d. Pharmacies.

- e. Restaurants, both drive-through and sit down, and other establishments that sell food products for consumption on or off the premises or for take out.
- f. Shops or stores for the sale of:
 - i. Art and craft supplies.
 - ii. Books and/or music.
 - iii. Clothing and/or footwear.
 - iv. Electronic merchandise, including goods using wireless technology.
 - v. Home improvement center, which may include the retail sale of lumber and building supplies and material and an enclosed garden center.
 - vi. Household goods, such as furniture and accessories and/or household appliances.
 - vii. Office supplies.
 - viii. General soft goods not covered by any specific category of soft goods listed.
- g. Supermarkets, and/or specialty or gourmet food stores, or fruit and vegetable markets as a primary use or accessory to a value oriented department store.

Section 11B.2. Accessory Structures and Uses.

All accessory structures and uses customarily incidental to the above specially approved uses, including but not limited to:

1. Drive-through lanes for restaurants, banks, pharmacies and other businesses.
2. Open air garden centers when attached to a building and enclosed on all sides by screening as required by and specified by the Planning and Zoning Commission.
3. Outdoor seating areas which are accessory seating for a restaurant, food service, or other retail use, so long as:
 - a. Such areas are adjacent or in close proximity to the principal use;
 - b. The floor area devoted to such use does not exceed Fifty (50%) percent of the useable floor area of the principal use; and
 - c. The conduct of such use does not materially interfere with pedestrian circulation to or from adjacent uses or on sidewalks.
4. Public utility buildings, telephone exchange buildings, electric transformer stations and

sub-stations and gas regulator stations when required to service the immediate area and shall not contain any outdoor storage and all outdoor activity and equipment areas shall be screened as required by and specified by the Planning and Zoning Commission.

5. Service stations (which include, without limitation, the sale of gasoline), so long as ancillary to a principal use within the Development.
6. Temporary sidewalk display and sales areas on the private sidewalks immediately adjacent to a restaurant, food service or retail use, so long as no permanent structures are constructed therein and such is not displayed for more than One (1) week in a calendar year.

Section 11B.3. Hours of Operation.

Permitted Uses may operate twenty-four (24) hours per day, three hundred sixty five (365) days a year.

Section 11B.4. Outdoor Displays.

Outdoor display of merchandise for sale and the outdoor storage of materials, supplies and products shall be prohibited, except as provided for in Section 11B.2. above.

Section 11B.5. Protective screening.

Those sides of a lot or parcel that are adjacent to or near residential districts shall be screened as required by Section 4.32.

Section 11B.6. Parking.

Off-street parking shall be provided as required in Article VI.

Section 11B.7. Signage.

A. District Signage

1. The total District, as defined upon the adoption of this Ordinance, shall have one (1) monument sign identifying the Development contained within the District and containing occupant panels along Outer Drive and one (1) monument sign identifying the Development contained within the District and containing occupant panels along the Southfield Freeway Service Drive.
2. The sign identifying the District and Occupants along Southfield Road shall be no larger than One Hundred Twenty (120) total square feet in size and the sign structure shall be no taller than Twenty (20) feet.
3. The sign identifying the District and Occupants along Outer Drive shall be no larger than Eighty (80) total square feet in size and the sign structure shall be no taller than Twelve

(12) feet.

4. District Signage may be illuminated twenty-four (24) hours a day.

B. Occupant Signage

1. Each occupant which owns or leases:
 - a. Less than fifteen thousand (15,000) gross square feet, shall be permitted signage, including secondary signage, of ten (10%) percent of the number of linear feet of frontage multiplied by the height of the building, but not to exceed Two Hundred (200) total square feet of signage for the entire building, including secondary signage, within which that occupant is located. Such signage shall only be placed upon those sides of the building that contain a patron or customer entrance for that occupant.
 - b. Between Fifteen thousand (15,000) square feet and Fifty Thousand (50,000) gross square feet, shall be permitted Three Hundred (300) square feet of signage for the entire building, including secondary signage, within which that occupant is located. Such signage shall only be placed upon those sides of the building that contain a patron or customer entrance for that occupant.
 - c. More than Fifty Thousand (50,000) gross square feet, shall be permitted Four Hundred (400) total square feet of signage for the entire building, including secondary signage, within which that occupant is located. Such signage shall only be placed upon those sides of the building that contains a patron or customer entrance for that occupant.
2. In addition to the signage allowed in paragraph B1 above, each occupant shall be allowed one (1) sign of not more than Twelve (12) square feet on any one (1) side of the building that it occupies that does not contain a general public, customer entrance.
3. Occupant signage shall only be illuminated during the business hours of the occupant.

C. Restaurant Out Lot Signage

1. In addition to the signage allowed in paragraph B above, each free standing restaurant building shall each be allowed one (1) low mount monument sign on its respective portion of the Development. Each sign shall have only one (1) two-sided occupant panel on each such sign identifying only the restaurant occupant on the lot.
2. The occupant panel shall be no larger than Forty (40) square feet in size.
3. The monument sign structure shall be no higher than Five (5) feet.
4. Restaurant Out Lot Signage shall only be illuminated during the business hours of the occupant.
5. Should a restaurant no longer occupy the Out Lot, the monument sign shall be removed

upon the earlier of either the occupancy of the Out Lot by another type of tenant or within six (6) months of the closing of the restaurant.

D. Lowes Special Signage

1. In addition to the signage allowed in paragraph B above, Lowes, and successor occupants of the Lowes structure if occupied by no more than one (1) sole tenant, shall be allowed one (1) low mount monument sign along the Southfield Freeway Service Drive on its portion of the Development with just its name on the sign.
2. The sign may be double faced and shall have a sign panel not larger than Forty (40) square feet.
3. The monument sign structure shall be no higher than Five (5) feet.
4. The monument sign may be illuminated twenty-four (24) hours a day.

E. Directional Signage

Customary and appropriate directional signage, without tenant identification, may be installed at each entrance to the Development and throughout the Development.

Section 11B.8. Landscaping.

Landscaping shall be provided as required in Article VIA

Section 11B.9. Dumpsters.

Dumpsters shall be placed and enclosed pursuant to Chapter 12 of the Allen Park Code of Ordinances.

Section 11B.10. Area, height, bulk, and placement requirements.

A. Setback.

There shall be no minimum setback from the front lot line, side yard lot line and rear yard lot line of each and every parcel comprising the Development; provided, however, all buildings shall be at least forty (40') feet from the Southfield Freeway and Outer Drive.

B. Height Limitations

Retail buildings within the Development shall be limited to a maximum height of forty (40') feet for one (1) story buildings and fifty (50') feet for two (2) story buildings, not including parapet, mechanical and architectural features. For buildings with frontages of Two Hundred (200) linear feet or less the parapet, mechanical and/or architectural features may add an additional five (5') feet in height for either a one (1) or two (2) story building. Any building with a frontage of more than Two Hundred (200) linear feet may add an additional five (5') feet in

height for either a one (1) or two (2) story building plus an additional Five (5) feet over no more than Five (5%) percent of the building's linear front footage.

C. Lot Size and Coverage

There are no maximum or minimum requirements for lot coverage, floor area ratios, or minimum and maximum lot sizes.

ARTICLE XII. RESEARCH AND DEVELOPMENT DISTRICT (RD)

Section 12.1. Statement of purpose

The Research and Development District is designed to primarily accommodate office, scientific, business, technological research operations, related testing operations, and other related uses where office, technology and scientific research activities are mutually dependent or developmental in nature in a spacious, open type environment devoid of nuisance factors commonly present in non-residential districts; and to permit uses which support and complement permitted principal uses enumerated in this district, or which are vital to such principal uses and required to be located close to them; and the result shall be development planned in a coordinated manner, according to an approved site plan. It is further the intent of this district to continue all activities within an enclosed building with no outdoor activities allowed.

Section 12.2. Permitted Uses

All uses permitted in this district shall be conducted completely within a building in accordance with the standards of this Article and limited to those listed on the approved site plan. No other uses shall be permitted.

1. Corporate headquarter offices, administrative, professional, and/or business offices of permitted principal uses, legal, engineering, surveying, accounting, architectural, and similar professional offices.
2. Data processing and computer centers, including incidental service and maintenance of electronic data processing equipment.
3. Educational and design facilities whose principal function is the research and development of new products and processes and technical training.
4. Medical and dental clinics, including emergency services, but not including overnight facilities.
5. Research, development, and testing facilities for technological, scientific and business establishments, including the development of prototype equipment, products or materials

for experimental purposes which are not available for sale.

6. Technological, medical and dental clinics; medical, optical, pharmaceutical and dental laboratories.
7. Similar uses as determined by the Planning and Zoning Commission.

Section 12.3. Regulated uses.

The following uses shall be permitted after obtaining approval from the Planning Commission and the Mayor and Council as a Special Use under Article IV-A of this Zoning Code and upon compliance with the terms provided below.

1. Hospitals or extended stay medical facility.
2. Large warehouse style consumer retail stores.
3. Professional sports arena and practice facilities.
4. Public utility buildings, telephone exchange buildings, electric transformer stations and sub-stations and gas regulator stations when required to service the immediate area and all outdoor activity and equipment areas shall be screened as required by and specified by the Planning and Zoning Commission.

Section 12.4. Use Restrictions.

The following conditions shall apply to all uses within this District:

1. Only two (2) exterior loading docks shall be allowed per site and shall be screened as required by the Planning Commission; and
2. Exterior storage shall only be conducted as approved by the Planning Commission and shall be centrally located and screened as required by the Planning Commission.

Section 12.5. Accessory Uses.

1. Accessory structures and uses, customarily incidental to the above permitted uses subject to the following restriction:
 - a. Garages to be used exclusively for the storage of vehicles, which are to be used in connection with a business or other permitted use located on the same parcel of property.

Section 12.6. Protective screening.

Those sides of a lot or parcel that are adjacent to or near residential districts shall be screened as required by Section 4.32.

Section 12.7. Parking.

Off-street parking shall be provided as required in Article VI.

Section 12.8. Signage.

Signage shall be allowed as provided in Article IV, Section 4.30.

Section 12.9. Landscaping.

Landscaping shall be provided as required in Article VIA.

Section 12.10. Dumpsters.

Dumpsters shall be placed and enclosed pursuant to Chapter 12 of the Allen Park Code of Ordinances.

Section 12.11. Area, height, bulk and placement requirements.

Shall be in accordance with the Schedule of Regulations contained in Article XVI.

**ARTICLE XVII-A.
RESTRICTED OFFICE (RO)**

Section 12A.1. Statement of Purpose.

The Restricted Office District is intended to permit those office and restricted business uses which will provide opportunities for local employment close to residential areas, thus reducing travel to and from work; and which will provide clean, modern office buildings in landscaped settings; which will provide, adjacent to residential areas, appropriate districts for uses which do not generate large volumes of traffic, traffic congestion, and parking problems; and which will promote the most desirable use of land in accordance with the Comprehensive Plan.

Section 12A.2. Permitted Uses.

1. Accounting offices.
2. Administrative office support.
3. Architect, Engineer or drafting.
4. Attorneys.

5. Financial management.
6. General office.
7. Medical or dental offices, without overnight or emergency room care.
8. Mortgage or banking offices without tellers.
9. Publishing, without printing.
10. Real estate.
11. Veterinary facilities.
12. Other similar uses.

Section 12A.3. Use Restrictions.

The following conditions shall apply to all uses within this District:

1. No product shall be sold or manufactured on the premise;
2. All services shall be conducted completely within an enclosed building;
3. There shall be no outdoor storage of any goods, inventory or equipment;
4. There shall be no indoor warehousing or storage of goods or materials beyond that normally incidental to the permitted use;
5. Any interior display shall not be visible from the exterior of the building;
6. The total internal area devoted to a display and the floor space set aside for person viewing the display shall not exceed Twenty-five (25%) percent of the gross floor space;
7. All parking required by the Parking Ordinance, Article VI, shall provided and no Special Parking Permit shall be allowed; and
8. None of the required parking shall be provided in the front yard set back.

Section 12A.4. Protective Screening.

Along any property line of an RO District abutting a residentially zoned district, the area between the required setback and the property line shall be sodded, planted and shrubbed to form a permanent screen which shall be maintained at a height of not less than four (4) feet or more than seven (7) feet and provide materials specified in Section 4.32.

Section 12A.5. Parking.

Off-street parking shall be provided as required in Article VI.

Section 12A.6. Signage.

Signage shall be allowed as provided in Article IV, Section 4.30.

Section 12A.7. Landscaping.

Landscaping shall be provided as required in Article VIA.

Section 12A.8. Dumpsters.

Dumpsters shall be placed and enclosed pursuant to Chapter 12 of the Allen Park Code of Ordinances.

Section 12A.9. Area, height, bulk, and placement requirements.

Shall be in accordance with the Schedule of Regulations contained in Article XVI.

**ARTICLE XII-B.
SERVICE DISTRICT (SD)**

Section 12B.1. Statement of Purpose.

The Service District is designed to primarily group those business that offer services to consumers, travelers and industry that require larger areas for operations and can be mutually dependent and support and complement the principal uses enumerated in the district. It is further the intent of this district to serve regional traffic and provide ease of access into and out of the area from major arteries.

Section 12B.2. Permitted Uses.

1. Automotive Service Centers, including facilities that provide and/or perform any service work on any automobile, motorcycle or truck, including but not limited to, oil changes, tune-ups, vehicle washing, tire sales and repair, exhaust systems, or collision service.
2. Distribution plants.
3. Eating or drinking establishments.
4. Equipment and vehicle rental and leasing services with outdoor storage.
5. Garaging and equipment maintenance centers.
6. Hotels.

7. Motor freight terminals.
8. Packing and crating services.
9. Public utility buildings, telephone exchange buildings, electric transformer stations and sub-stations and gas regulator stations when required to service the immediate area and shall not contain any outdoor storage and all outdoor activity and equipment areas shall be screened as required by and specified by the Planning and Zoning Commission.
10. Warehousing and storage services.
11. Wholesale stores.

Section 12B.3. Protective Screening.

Those sides of a lot or parcel that are adjacent to or near a residentially zoned district shall be screened as required by Section 4.32.

Section 12B.4. Parking.

Off-street parking shall be provided as required in Article VI.

Section 12B.5. Signage.

Signage shall be allowed as provided in Article IV, Section 4.30.

Section 12B.6. Landscaping.

Landscaping shall be provided as required in Article VIA.

Section 12B.7. Dumpsters.

Dumpsters shall be placed and enclosed pursuant to Chapter 12 of the Allen Park Code of Ordinances.

Section 12B.8. Area, height, bulk and placement requirements.

Shall be in accordance with the Schedule of Regulations contained in Article XVI.

ARTICLE XIII. GENERAL INDUSTRIAL DISTRICT (GI)

Section 13.1. Statement of Purpose.

The General Industrial District is intended to provide a desirable industrial environment that consists of uses that are slightly more intense than the Commercial Districts. In order to protect

the abutting residential neighborhood, uses are prohibited which would create excessive hazards, offensive and loud noises, vibration, smoke, glare, heavy traffic or late hours of operation. The intent of this district is also to encourage the concentration of small incidental industrial uses in an isolated service area to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations and avoid the uncontrolled expansion of industrial uses into other residential and business districts.

Section 13.2. Permitted Uses.

1. Automotive Service Centers, including facilities that provide and/or perform any service work on any automobile, motorcycle or truck, including but not limited to, oil changes, tune-ups, vehicle washing, tire sales and repair, exhaust systems, or collision service, subject to the following requirements:
 - a. All repair or service activity, except the fueling of a vehicle, shall be conducted within completely enclosed buildings; and
 - b. No vehicle shall be stored or parked outside when the business is closed unless either of the following apply:
 - i. The vehicle is stored or parked in an area enclosed by a screen wall of a type and height as specified by the Planning and Zoning Commission; or
 - ii. An outdoor storage permit has been obtained pursuant to section 13B.5.
 - c. All provisions of Section 4.19, Article IV and Section 6.17, Article VI shall be met.
2. Off-street parking facilities.
3. Public utility buildings, telephone exchange buildings, electric transformer stations and sub-stations and gas regulator stations when required to service the immediate area and all outdoor activity and equipment areas shall be screened as required by and specified by the Planning and Zoning Commission.
4. Single and multiple family dwellings subject to all of the following conditions:
 - a. Shall be constructed above a permitted business or other non-residential use;
 - b. Shall have a separate entrance; and
 - c. Shall meet the density requirements for the R-2 Zoning District.
5. Small parts and tool fabrication plants, machine shops, processing shops or plants and woodworking and cabinet shops of not more than Ten Thousand (10,000) gross square feet per building and not more than Twenty Thousand (20,000) gross combined square feet for more than one (1) building, subject to the following conditions:

- a. Employing not more than Twenty-Five (25) employees;
 - b. Noise shall not exceed sixty (60) decibels as measured at the street or property line;
 - c. There shall be no emission of odors, smoke or dust; and
 - d. All activities shall be conducted indoors.
6. Small part storage and warehousing of not more than Ten Thousand (10,000) gross square feet, without loading docks and all activities conducted indoors.

Section 13.3. Outdoor storage permit.

- a. Any Use seeking to store any item, including motor vehicles, boats, machine parts or other items outdoors when such storage is not a permitted use, shall only store those items after having obtained an Outdoor Storage Permit from the City Council.
- b. The application for the Outdoor Storage Permit shall indicate all of the following:
 - i. The item(s) that will be stored on the site;
 - ii. The reason for the outdoor storage;
 - iii. The length of time business desires the storage;
 - iv. The number of items to be stored;
 - v. The proposed location of the storage, with a detailed drawing showing the actual dimensions of the storage space; and
 - vi. The proposed manner of screening.
- c. The City Council, after considering the Petition at a Regularly Scheduled Council Meeting, may Approve, Deny or Condition the Approval of the Permit. The Council may, at its option, schedule the Petition as a Public Hearing do to the proposed location and proximity to Residential property and require the cost of such hearing be paid by the Petitioner. The fee for such shall be the same fee scheduled for other Public Hearings before the Zoning Board of Appeals. An Approved or Conditioned Permit for Outdoor Storage shall specify all of the following:
 - i. The name of the business and business owner;
 - ii. The address of the location;
 - iii. The items allowed to be stored;

- iv. Any conditions imposed by the Council for the storage; and
 - v. Any termination date imposed by the Council.
- d. The Outdoor Storage Permit shall automatically expire upon the happening of any of the following and notice of such shall be forwarded by the City Clerk or Building Official to the business at the address contained in the Petition:
- i. The business is sold or transferred to a new owner or entity;
 - ii. The business is closed for more than six (6) months;
 - iii. Any violation of the Outdoor Storage Permit by the business; or
 - iv. The Permit expires by the terms of its issuance.
- e. No outdoor storage permit shall be allowed for items or materials not customarily used or serviced by the type of business petitioning for the storage and all items stored shall be stored solely in conjunction with the business being conducted on the site. Motor vehicles for which there is no current work order shall be presumed not to be used or stored in conjunction with the business.

Section 13.4. Protective Screening.

Those sides of a lot or parcel that are adjacent to or near a residentially zoned district shall be screened as required by Section 4.32.

Section 13.5. Parking.

Off-street parking shall be provided as required in Article VI.

Section 13.6. Signage.

Signage shall be allowed as provided in Article IV, Section 4.30.

Section 13.7. Landscaping.

Landscaping shall be provided as required in Article VIA.

Section 13.8. Dumpsters.

Dumpsters shall be placed and enclosed pursuant to Chapter 12 of the Allen Park Code of Ordinances.

Section 13.9. Area, height, bulk and placement requirements.

Shall be in accordance with the Schedule of Regulations contained in Article XVI.

SECTION 2. REPEAL.

All Ordinances or parts of Ordinances in conflict with this Ordinance and specifically, Article X through and including Article XIII of Appendix A – Zoning Code, are hereby repealed and those other Ordinances or Articles only to the extent necessary to give this Ordinance full force and effect.

SECTION 3. SAVING CLAUSE.

Nothing in this Ordinance shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed pursuant to this ordinance, 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 hereby 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 thereby.

SECTION 6. ADOPTION.

This Ordinance is hereby declared to have been adopted by the City Council of the City of Allen Park, County of Wayne, State of Michigan, at a regular meeting, called and held on the 8th day of March, 2005 and ordered to be given publication in the manner prescribed by law.

Richard A. Huebler, Mayor
City of Allen Park

John D. Weise, City Clerk
City of Allen Park