

AGENDA

Committee on Public Safety August 26, 2025 at 4:00 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda, members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting. To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

Council Member Pehlivanoglu, Chairperson
Council Member Hussain, Vice Chairperson
Council Member Kost, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. August 12, 2025
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Reappointment; Irene Iris Cotton; At-Large Member; Board of Police Commissioners; Term to Expire June 30, 2029
 - C. DISCUSSION- Zoning Ordinance Amendment to Planning Commission; 1240.04 Define "Liquor Store"
 - D. DISCUSSION - Zoning Ordinance Amendment to Planning Commission; 1250.02; Liquor License Location Proximity
- 6. Other**
- 7. Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

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MINUTES
Committee on Public Safety Special Meeting
Tuesday, August 12, 2025 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Pehlivanoglu called the meeting to order at 4:00 pm

PRESENT

Council Member Trini Pehlivanoglu, Chair
Council Member Adam Hussain, Vice Chair
Council Member Kost, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Lisa Hagen-Lawrence, OCA
Joe Neller
Andy Markovich

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM AUGUST 11, 2025, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

Mr. Markowich provided a demolition updated for Martin Luther King MSD, known as Metro Bowl.

DISCUSSION

ORDINANCE – Adoption of the 2021 International Fire Code- Chapter 1610, Section 1610.02
Council Member Pehlivanoglu provided a brief update on the ordinance, with no questions or additional discussion.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE ORDINANCE FOR THE ADOPTION OF 2021 INTERNATIONAL FIRE CODE – CHAPTER 1610, SECTION 1610.02. MOTION CARRIED 3-0.

DISCUSSION/RESOLUTION – Support and Encouragement for HB 4260 & 4261

Council Member Hussain summarized the resolution noting this is established to get the State legislation to move on the package on eligible expenditures and framework. One is that there has to be improvement of public safety dollars to qualify for funds.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR SUPPORT OF HB 4260 & 4261. MOTION CARRIED 3-0.

DISCUSSION – Ordinance Amendments to Chapter 654-Noise

Council Member Pehlivanoglu, in the past the Committee wanted to review and make amendments. Council Member Kost stated based on the past meetings he met with OCA and after reviewing the complete ordinance, it was best to start fresh with a new noise ordinance. OCA is currently working on,

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so it can be removed from the Committee until OCA has a draft. This is to address the noise on the streets, look at state laws, other communities, and Ms. Hagen-Lawrence confirmed she will be drafting the document, and if Council Members have examples from other communities, they can provide those to her, and she has also started researching. Council Member Kost noted that there were statements made in meetings to repeal and replace, but he did not suggest those actions. Council Member Hussain asked leadership to weekly, monthly as for follow ups on the status, and Council Member Pehlivanoglu asked for it to be added back on the agenda in 3-4 weeks.

Ms. Hagen-Lawrence spoke on their process, which stated it includes review of the statues, comparison with other communities to see what works or does not work for the City, then draft and look at OCA ordinance review meetings, where they look at it thoroughly for any issues before presented to the Council.

Council Member Kost assured the Committee that they want this addressed before the end of the year.

City TV informed the Committee that audio is not working on YouTube, but is working on TEAMS, and after the meeting the TEAMS recording will be uploaded to YouTube.

DISCUSSION– Introduction & Set Public; Zoning Ordinance Amendment; 1240.04 Define “Liquor Store”

Council Member Pehlivanoglu read the first paragraph of the ordinance which outlined the definition, and speaking to items such as businesses that are labeled suppliers, restaurants, hotels, etc. are not included in the definition.

Ms. Hagen-Lawrence stated this ordinance, and the next one came from comments from these Committee members.

Council Member Pehlivanoglu asked if this is similar to what State of Michigan Liquor Control would define. Ms. Hagen-Lawrence stated they did review, and they define by license type, and they looked closely at those when crafting this.

Council Member Hussain stated he believed it was looked at by square footage. Ms. Hagen-Lawrence stated she was not part of the ordinance review. Council Member Hussain confirmed he was aware that there are some communities that have used this definition. Council Member Pehlivanoglu referred to the ordinance where it speaks specifically.

Council Member Kost referred to “50% of gross sales” and asked if that was State law. Ms. Hagen-Lawrence stated that is what they fell on because of legal and defensibility, and Council Member Kost stated he would like it to be 10%. The issue could be something similar to a grocery store with liquor as part of their sales being taken into consideration. Council Member Hussain stated he is comfortable with this as a starting point, and Council Member Pehlivanoglu stated that she believes 50% is fair. Council Member Kost provides examples of all the liquor stores that have opened up on Michigan Avenue and Kalamazoo. In conversations with liquor control commission, they are not concerned with the local concerns, so he is looking for something stronger local the city can afford. Council Member Hussain understood 50% too high, but instead of sending it to plan commission the Committee could ask OCA to look at something else. Council Member Kost asked the OCA to look at it to make it more restrictive.

Council Member Hussain noted that with the passage last night of the funding for ModPods for the homeless, these items with the liquor license address and point towards impact on the homeless.

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DISCUSSION – INTRODUCTION AND SET PUBLIC HEARING; ZONING ORDINANCE AMENDMENT; 1250.02 LIQUOR LICENSE LOCATION PROXIMITY

Council Member Pehlivanoglu noted the ordinance notes to no less than 1,000 ft to another liquor store. Council Member Hussain noted the City will measure from property lines and not like Michigan Liquor Control Commission. Council Member Kost asked for OCA to look at more than 1,000 ft. Council Member Pehlivanoglu asked about current stores, and Ms. Hagen-Lawrence stated they would be preexisting.

DISCUSSION/RESOLUTION – INTRODUCTION AND SET PUBLIC HEARING CHAPTER 1060 TO ESTABLISH THE CITY AS PROVIDER FOR ALL CURBSIDE COLLECTION

Council Member Pehlivanoglu referred to the ordinance, highlighting the definition, the breakdown of recyclable items, etc.

Ms. Hagen-Lawrence stated this is to bring services to one provider: the city. Noting on page 5 of the ordinance, they are waiting on the exact pounds from Public Service on line 3 of the document. That being said, this is to address vehicles on the road, bins left out and enforcement of that.

Council Member Kost added that he spoke to Mayor Schor and Mr. Kilpatrick about this, and DeWitt has universal trash collection. Some of the items he has found, is that when people have trash they end up recycling more, so his belief is this is a better way forward. This could be like an enterprise fee but would only sustain. Ms. Hagen-Lawrence noted that the Public Service department can contract to assist with this order. This allows the city to be responsible for the services. Council Member Kost stated his understanding would be that the city would be divided west east so that the city would start with the west side, contract with contractor for east side to build up and then the city moves east towards taking over the whole city. And the City has already passed in the budget bins for everyone, that should be 64. Council Member Pehlivanoglu asked if there was a discussion on cost savings.

Council Member Pehlivanoglu spoke about the “bag tag” statement in the ordinance and how would that be implemented, and where can they be purchased. Ms. Hagen-Lawrence stated that it would be in the department process, along with how to buy tags only. Council Member Pehlivanoglu then noted the process for waste hauler license, can a resident contract with another company for a dumpster for large clean out and this would not preclude that. Council Member Pehlivanoglu asked if the City is responsible, what makes it possible to contract with an outside company on page 10 of the ordinance, 1060.17. Ms. Hagen-Lawrence provided an example of large clean up items on remodels, where they would not utilize the cart and service from the city, but would be taken back to OCA. She did not believe that it was intended for when people were not living in the facility. Council Member Hussain stated he believes the intent is that every resident has the service and cart, but if someone can prove they have service to meet the specific need. Ms. Hagen-Lawrence she wants to go back to OCA and look at the definition.

Council Member Kost referred to 1060.18 (a).

Council Member Pehlivanoglu noted there should be better clarification where it does not speak to curb side solid waste, as well.

Council Member Pehlivanoglu asked to wait until the next meeting, so the Committee has a solid document before presenting it to the public and council.

The Committee and OCA spoke on the time frame for answers for the document.

OTHER

No other comments.

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ADJOURN

Adjourned at 4:51 p.m.

Submitted by

Sherrie Boak, Secretary

Lansing City Council

Approved by the Committee on



Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission, or Committee.

Certain boards, commissions, or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission, or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

Date	06/14/2023
First Name	Irene
Middle	I
Last Name	Cotton
Other name(s) by which you have been known, including maiden names	Iris
Date of Birth	██████████
Home Address	6026 Kaynorth Rd
City	Lansing
State	MI
Zip Code	48911
Email	pastorcotton.fcm@gmail.com
██████████	██████████

If you don't know which ward you live in, visit the [Lansing Neighborhoods Ward Map](#) and type in your address to find out!

Ward	Ward 2
Precinct	9
Best Phone Number to Contact You	5174886144
In what year did you move to Lansing?	1953
Additional Information Regarding Experience and Credentials	I have vast experience with community outreach. Examples of my outreach include Prison Ministry, Missionary Society and many others. As a vested member of the Greater Lansing Clergy Forum, I have been an active participant between our organization, the community and our City Officials (including the police force). My accomplishments as the First Female Minister ordained in 93-year existence of Union Missionary Baptist Church and the Founding Pastor of Fearless Faith Church Ministries have assisted with gaining the trust of the community.
Occupational Background	I retired from General Motors in 1997 after 31 years of service. I transitioned to the Ministry full time from that point forward and have been a community advocate.
Educational Background	I attended Lansing Public Schools for grade school. Later I attended Great Lakes Bible College to continue my education and better my knowledge of the Ministry.
First Choice for Board to Serve on	Police Commissioners
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.	My relationship with the City Officials, Police Department, and the Community put me at an advantage to input vital perspectives for growth and bridging the relationship with the community. I am a firm believer in accountability and respect given. I am very optimistic that Lansing can overcome adversity and lead by example for other communities to follow.
This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.	
Agreement to Background Check Authorization	<input type="checkbox"/> I agree

box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.

Date & Time	06/14/2023 3:35 PM (EDT)
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Receive an email copy of this form.	Yes
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BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has made the recommendation for the reappointment of Irene Cotton as an At-Large member of the Board of Police Commissioners for a term to expire June 30, 2029; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Public Safety met on August 26, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Irene Cotton as an At-Large member of the Board of Police Commissioners for a term to expire June 30, 2029.

1 1979, and rules promulgated by the State Department of Human Services,
2 providing foster care to adults. It includes facilities and foster care homes for
3 adults who are aged, mentally ill, developmentally disabled, or physically
4 handicapped who require supervision on an ongoing basis, but do not require
5 continuous nursing care. An adult foster care facility does not include nursing
6 homes, homes for the aged, hospitals, alcohol or substance abuse rehabilitation
7 center, or a residential center for persons released from or assigned to a
8 correctional facility.

9 (2) *Adult day-care facility.* A facility other than a private residence, which provides
10 care for more than six adults for less than 24-hour period.

11 (3) *Adult foster care family home.* A private home with the approved capacity to
12 receive six or fewer adults to be provided with foster care for 24 hours a day for
13 five or more days a week and for two or more consecutive weeks. This may
14 include adult day care for six or fewer adults. The adult foster care family home
15 licensee must be a member of the household and an occupant of the residence.

16 (4) *Adult foster care large group home.* A private home with approved capacity to
17 receive at least 13 but not more than 20 adults to be provided supervision,
18 personal care, and protection, in addition to room and board, for compensation,
19 for 24 hours a day, five or more days a week, and for two or more consecutive
20 weeks. This may include adult day care for 20 or fewer adults.

21 (5) *Adult foster care small group home.* A private home with the approved capacity to
22 receive more than six but not more than 12 or fewer adults who are provided

1 supervision, personal care, and protection in addition to room and board, for 24
2 hours a day, five or more days a week, and for two or more consecutive weeks for
3 compensation. This may include adult day care for 12 or fewer adults.

4 (6) *Adult congregate care facility.* A private home with the approved capacity to
5 receive more than 20 adults for 24 hours a day, five or more days a week, and for
6 two or more consecutive weeks.

7 (7) *Convalescent or nursing home.* A structure with sleeping rooms, where persons
8 are housed or lodged and are furnished with meals, nursing and limited medical
9 care.

10 *Adult uses.* See definitions related to adult uses in Chapter 1250.

11 *Alley* means any dedicated public right-of-way affording a secondary means of access to
12 abutting property.

13 *Animal hospital* means a structure or lot where animals are given medical or surgical care
14 or treatment.

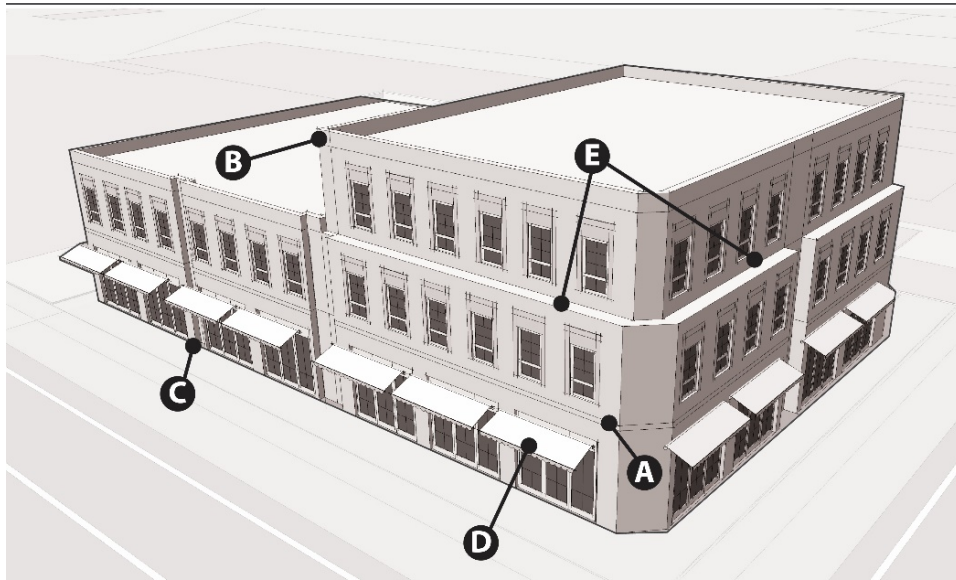
15 *Applicant* means a person having a legal, equitable or leasehold interest in a lot, or a
16 representative of such person, who is making a request pursuant to this Zoning Code.

17 *Architectural elements* means physical features that relate to building architecture and
18 character such as, but not limited to:

- 19 (1) Belt courses;
- 20 (2) Cornices/moldings;
- 21 (3) Columns or recesses;
- 22 (4) Awnings/canopies; and

1 (5) Step-backs; as depicted below.

2 Figure 1



11 *Articulation* means architectural variations in a building wall that accentuates details of
12 the building design and can define a building base, middle and top, and variety along the facade.
13 Horizontal and vertical articulation is achieved by using changes in architectural elements to
14 promote varied front building lines and interesting, non-uniform and non-repetitive facade
15 designs.

16 *Bar.* See "Restaurant: Bar/lounge/tavern."

17 *Basement or cellar* means that portion of a structure between floor and ceiling which is
18 partly below and partly above grade. A basement is so located that the vertical distance from
19 grade to the floor below is less than the vertical distance from grade to ceiling. A cellar is that
20 portion of a structure between floor and ceiling which is wholly or partly below grade and so
21 located that the vertical distance from grade to the floor below is equal to or greater than the
22 vertical distance from grade to ceiling.

1 *Bed and breakfast inn* means any dwelling in which overnight accommodations are
2 provided or offered for transient guest for compensation, including provision for a morning meal
3 only for the overnight guest only. A bed and breakfast is distinguished from a motel in that a bed
4 and breakfast establishment shall have only one set of kitchen facilities, employ only those living
5 in the house or up to one additional employee, and have facade style that is compatible with
6 surrounding homes.

7 *Bedroom* means a room within a dwelling unit that meets the following criteria:

- 8 (1) It is intended to be used, or is used, for sleeping purposes.
- 9 (2) It contains a floor area of not less than 70 square feet.
- 10 (3) It is not the only room in the dwelling unit (e.g.: an efficiency dwelling unit).

11 *Berm* means an earthen mound designed to separate one area from another.

12 *Block face* means the cumulative property on one side of a street exhibiting one of the
13 following characteristics:

- 14 (1) The property lying between two intersecting streets or public rights-of-way;
- 15 (2) The property lying between an intersecting street and railroad right-of-way, river
16 or stream; or
- 17 (3) The property lying between a public right-of-way, railroad right-of-way, river or
18 stream and the corporate boundaries of the City.

19 *Boundary line* means the dividing line between zoning districts and/or subdivisions.

20 *Buffer* means a land area that separates one land use from another. Such area may be
21 landscaped and may also contain a berm, fence or other screening material.

1 *Building* means an independent structure having a roof supported by columns or walls,
2 intended and/or used for shelter or enclosure of persons or chattels. When any portion of a
3 structure is completely separated from every other part by division walls from the ground up, and
4 without openings, each portion of such structure shall be deemed a separate structure. This refers
5 to both temporary and permanent structures, and includes tents, sheds, garages, stables,
6 greenhouses or other accessory structures. A building does not include such structures with
7 interior areas not normally accessible for human use, such as gas holders, tanks, smoke stacks,
8 grain elevators, coal bunkers, oil cracking towers or similar structures.

9 *Building Code* means the Stille-Derossett-Hale-Single State Construction Code Act, Act
10 230 of 1972, known as the Michigan Building Code, with amendments, adopted by reference as
11 part of these Codified Ordinances.

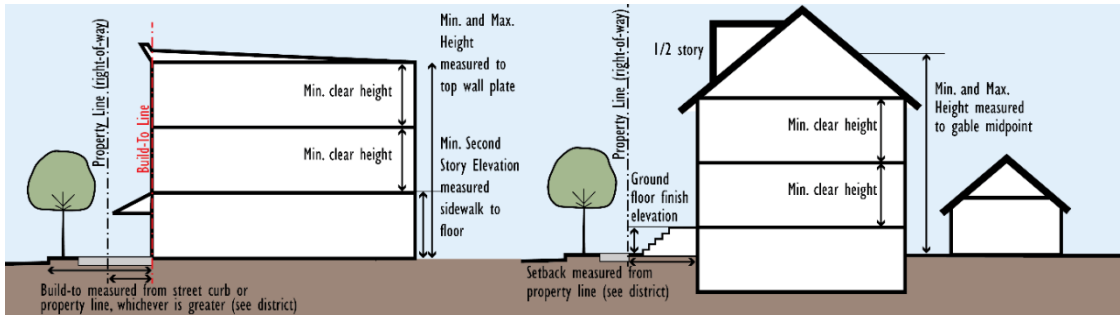
12 *Building frontage* means the percentage of the building facade that adjoins the front
13 setback or build-to line.

14 *Building height* means the vertical distance from the grade at the front of a structure to
15 the highest point of the coping of a flat roof; the average height between the eaves and a ridge or
16 to the deckline of a mansard roof; or the average height between the plate and ridge of a gable,
17 hip or gambrel roof; in all cases, excluding minor projections such as finials, chimneys, vent
18 pipes, aerials, or other appurtenance of similar scale.

19 *Build-to line* means the building line to which a building must be constructed as
20 measured from the property line. When a front parking lot is present on site, the build-to line is
21 measured from the rear edge of the parking lot including the sidewalk used to access the
22 building. Similar to setback, a build-to line runs parallel to the right-of-way and is established to

1 create a generally consistent building line along a street. The build-to line designates the specific
2 location or range within which the front building line must be located.

3 Figure 2



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9 *Business* means an office, commercial or industrial use entered into for the purpose of
10 financial gain, earning a livelihood or improving a person's economic conditions and desires.

11 *Canopy* means an ornamental or roof-like structure which is fastened to a structure and
12 used for protection.

13 *Carport* means an accessory structure used primarily to shelter private motor vehicles. A
14 carport is attached to the principal structure and is completely open on not less than two sides.

15 *Child care/residential care facilities* means:

16 (1) Child care facility. A facility for the care of children under 18 years of age, as
17 licensed and regulated by the State under Michigan Public Act 116 of 1973 and
18 the associated rules promulgated by the State Department of Human Services.

19 (2) Child care centers, nursery schools, and day nurseries. A facility, other than a
20 private residence, receiving pre-school or school age children for group care for
21 periods of less than 24 hours a day, and where the parents or guardians are not
22 immediately available to the child. It includes a facility which provides care for

1 not less than two consecutive weeks, regardless of the number of hours of care per
2 day. The facility is generally described as a child care center, day care center, day
3 nursery, nursery school, parent cooperative preschool, play group, or drop-in
4 center. "Child care center" or "day care center" does not include a Sunday school
5 conducted by a religious organization where children are cared for during short
6 periods of time while persons responsible for such children are attending religious
7 services.

8 (3) Family day care home (six or fewer children less than 24 hours per day). A
9 private home in which not more than six minor children are received for care and
10 supervision for periods of less than 24 hours a day, unattended by a parent or legal
11 guardian, except children related to an adult member of the family by blood,
12 marriage or adoption. It includes a home that gives care to an unrelated child for
13 more than four weeks during a calendar year.

14 (4) Group day care home (seven to 12 children less than 24 hours per day). A private
15 home in which more than six but not more than 12 children are given care and
16 supervision for periods of less than 24 hours a day unattended by a parent or legal
17 guardian, except children related to an adult member of the family by blood,
18 marriage or adoption. It includes a home that gives care to an unrelated child for
19 more than four weeks during a calendar year.

20 (5) Foster family group home. A private home in which more than four but less than
21 seven children, who are not related to an adult member of the household by blood,
22 marriage, or adoption, are provided care for 24 hours a day, for four or more days

1 a week, for two or more consecutive weeks, unattended by a parent or legal
2 guardian.

3 (6) Foster family home. A private home in which one but not more than six minor
4 children, who are not related to an adult member of the household by blood,
5 marriage, or adoption, are given care and supervision for 24 hours a day, for four
6 or more days a week, for two or more consecutive weeks, unattended by a parent
7 or legal guardian.

8 *Church.* See "Places of assembly."

9 *Clear height,* within a structure, means the distance between the floor and ceiling. For
10 entrances and other external building features, the unobstructed distance from the ground to the
11 bottom of the lowest element above.

12 *Clinic* means an establishment where human patients who are not lodged overnight are
13 admitted for examination and treatment by physicians, dentists, or similar professionals. A
14 medical clinic may incorporate customary laboratories and pharmacies incidental to or necessary
15 for its operation or to the service of its patients, but may not include facilities for overnight
16 patient care or major surgery. A clinic includes, but is not limited to, a medical/drug testing
17 facility and blood/plasma donation centers.

18 *Comprehensive plan* means a master plan described by Public Act 33 of 2008, as
19 amended.

20 *Construction* means the putting together of materials to build a new structure or to
21 restore, reconstruct, extend, enlarge or repair an existing structure. This definition does not apply
22 to Section 1250.06.

1 *Construction, start of* means the first placement of permanent construction of a structure,
2 other than a mobile home, on a site, such as the pouring of slabs or footings or any work beyond
3 the stage of excavation. "Permanent construction" does not include land preparation, such as
4 clearing, grading and filling; the installation of streets and/or walkways; excavation for a
5 basement, cellar, footings, piers or foundations or for the erection of temporary forms; or the
6 installation on the property of accessory structures, such as garages or sheds, not occupied as
7 dwelling units or part of the main structure. For a structure, other than a mobile home, without a
8 basement, cellar or poured footings, "start of construction" includes the first permanent framing
9 or assembly of the structure or any part thereof on its piling or foundation. For premanufactured
10 homes, "start of construction" means the affixing of the premanufactured home to its permanent
11 site. For mobile homes within mobile home parks or mobile home subdivisions, "start of
12 construction" is the date on which the construction of facilities for servicing the site on which the
13 mobile home is to be affixed, including, at a minimum, the construction of streets, either final
14 site grading or the pouring of concrete pads and the installation of utilities is completed.

15 *Contiguous* means abutting.

16 *Cumulative* means increasing or enlarging by successive addition through all points in
17 time.

18 *Damaged* means an item that still functions as it was intended, but is missing parts or has
19 parts that have suffered some degree of destruction.

20 *Department* means the Department of Economic Development and Planning, or its
21 successor.

1 *Deteriorated* means an item which still functions as it was intended, but is missing parts
2 or requires substantial maintenance.

3 *Development agreement* means a contract between a local jurisdiction and a property
4 owner within the jurisdiction detailing a development plan for the property.

5 *Drive-through [thru] business* means a business establishment so developed that its retail
6 or service character is wholly or partly dependent on providing a driveway approach and service
7 windows or facilities for vehicles in order to serve patrons food and beverages in a ready-to-
8 consume state from a drive-through window to patrons in motor vehicles. A drive-through
9 restaurant may or may not also have indoor seating.

10 *Driveway* means that space specifically designated and used for the movement of motor
11 vehicles, trailers, and watercraft to or from a lot.

12 *Duplex*. See "Dwelling, two-family."

13 *Dwelling, multiple* means a structure or portion of a structure which contains three or
14 more dwelling units, including fraternities and sororities.

15 *Dwelling, one-family* means a structure designed and/or used exclusively for residential
16 purposes for one family only and containing one dwelling unit.

17 *Dwelling, two-family* means an attached or semidetached structure used for residential
18 occupancy by two families living independently of each other. Such dwelling is also known as a
19 "duplex dwelling."

20 *Dwelling unit* means a structure or a portion of a structure on a permanent foundation
21 with one or more rooms, including a bathroom and complete kitchen facilities, which rooms are
22 arranged, designed or used as living quarters for one family.

1 *Dwelling unit, efficiency* means a dwelling unit of not more than one room in addition to
2 a kitchen and bathroom.

3 *Elevation, secondary* means the building elevation built along the build-to line on the
4 secondary frontage.

5 *Emergency services facility*, includes, but is not limited to, public or private civil defense,
6 ambulance or fire service.

7 *Excavation* means any breaking of ground, except for agricultural purposes, ground care
8 and landscaping.

9 *Extension* means an addition to the floor area of an existing structure, an increase in the
10 intensity of a use, an enlargement of land area utilized by a specific use or an increase in the
11 activity of a use.

12 *Facade, primary* means the building elevation built along the build-to line on the primary
13 frontage.

14 *Fair market value* means an estimate of the actual worth of a lot, structure or combination
15 thereof, which estimate is made by a licensed real estate broker or assessor experienced and
16 qualified in the appraisal of real estate using appropriate appraisal techniques, as determined by
17 the City Assessor.

18 *Family* means any one of the following (see also "family, functional" hereof):

- 19 (1) An individual;
- 20 (2) An individual or two or more persons related by blood, marriage or adoption,
21 together with not more than two other persons as roomers; or

1 (3) Two or more persons related by blood, marriage, or adoption, with not more than
2 two of the unrelated persons as roomers.

3 *Family, functional* means a group of persons, but not more than three adults, which group
4 does not meet the definition of "family" above hereof, living in a dwelling unit as a single
5 housekeeping unit and intending to live together as a group for the indefinite future. "Functional
6 family" does not include a fraternity, sorority, club, hotel or other group of persons whose
7 association is temporary or commercial in nature.

8 *Fence* means any wall (except a retaining wall), screen, partition or similar structure
9 existing on a yard or parcel of land, which structure encloses land, divides land into distinct
10 portions, separates contiguous properties, obstructs the passage of light or air into adjacent land
11 or obstructs the vision of motorists on or near public roads. Barbed wire shall not be considered
12 part of a fence for purposes of determining the height thereof.

13 *Fenestration* means openings in the building wall, including windows, doors and open
14 areas. When measuring fenestration, framing elements (such as muntins) with a dimension less
15 than one inch are considered part of the opening.

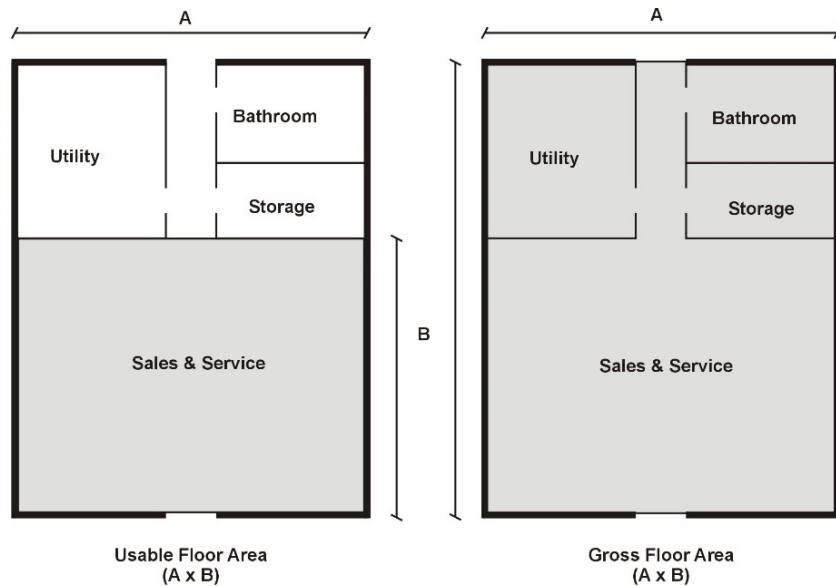
16 *Filling* means the permanent depositing or dumping of any matter onto or into the
17 ground, except for agricultural purposes, ground care or landscaping.

18 *Floor area* means the sum of the horizontal areas of each story of a structure measured
19 from the exterior faces of the exterior walls.

20 *Floor area, usable*, for the purpose of computing parking, means that area used for or
21 intended to be used for the sale of merchandise or services, or for use to serve patrons, clients or
22 customers. Such floor area which is used or intended to be used for hallways, stairways, elevator

1 shafts, utility or sanitary facilities or the storage or processing of merchandise shall be excluded
2 from this computation of "usable floor area." Measurement of usable floor area shall be the sum
3 of the horizontal areas of each story of a structure measured from the interior faces of the
4 exterior walls.

5 Figure 3



14 *Footcandle* means a unit of luminance amounting to one lumen per square foot.

15 *Frontage* means the front part of a property that faces the street, as measured in linear
16 feet.

17 *Frontage, primary* means the primary frontage applies to parcels that front on more than
18 one street. The primary frontage shall be considered the property line that abuts the street that
19 either:

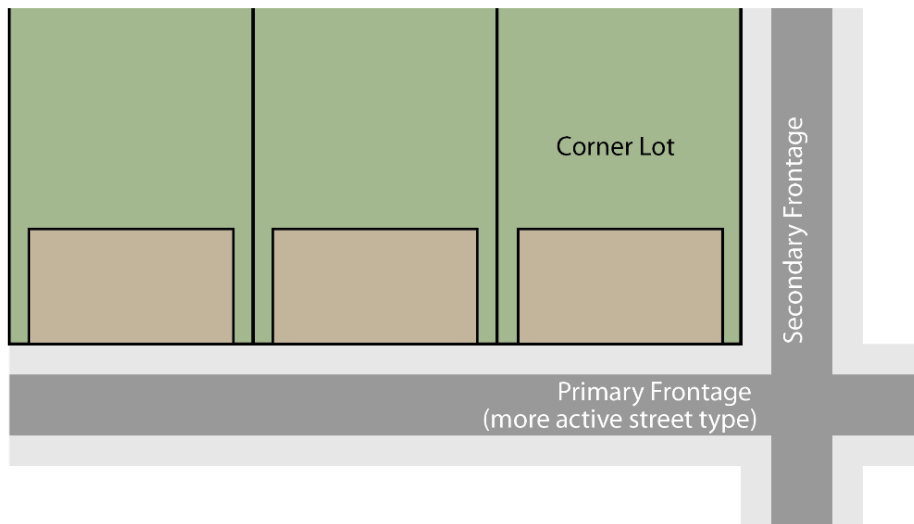
- 20 (1) Is envisioned to be the most pedestrian-oriented, according to the street typologies
21 described in the Comprehensive Plan and defined in this ordinance (see "street

1 types"). In these cases the primary frontage should be considered the more active
2 street type per the list in Section 1242.03.

- 3 (2) Or, in the case where the above is not clear or where both streets are the same
4 type, the applicant may decide which frontage is the primary.

5 *Frontage, secondary* applies to parcels that front on more than one street. The secondary
6 property lines are those which are not the primary frontage (see "Frontage, primary").

7 Figure 4



16 *Frontage types* means the design for the front facade of a building type, as described
17 below:

- 18 (1) *Porch*. A porch is a frontage type applicable to lower density residential buildings
19 and designed to provide covered, outdoor seating space for residents. Porches can
20 project beyond the setback line towards the right-of-way and/or can wrap around
21 the side of the building. An "enclosed porch" is surrounded on all sides by glass,

1 screen, wood, brick, plastic, or other materials permitted by the Building Code.

2 An "open porch" is one that is not enclosed.

3 (2) *Stoop*. A stoop is a small elevated landing space above the sidewalk level which
4 provides entry into the building. Stoops may be covered or uncovered and may
5 project beyond the building setback line towards the right-of-way.

6 (3) *Storefront*. A frontage type appropriate for the ground floor of commercial/retail
7 buildings. Storefronts provide large windows with transparent views into the
8 building interior. Awnings may be incorporated into the frontage design,
9 projecting beyond the building setback line.

10 (4) *Permanent outdoor seating*. an area that involves the sale or delivery of any
11 prepared food or beverage for consumption in a defined area on the premises but
12 outside of the building in which it is prepared. Examples of defined areas include,
13 but are not limited to, a deck, patio, mall, garden, or balcony.

14 *Funeral home* means a structure used and occupied by a professional licensed mortician
15 for burial preparation and funeral services.

16 *Garage* means an accessory structure for the storage of motor vehicles.

17 *Garage, private* means an accessory structure which is used primarily for the parking of
18 private motor vehicles operated as accessory uses. A private garage has access through an
19 overhead door and has a hard-surfaced driveway leading to the structure from a property line.

20 *Garage, public* means any garage other than a private garage.

21 *Garden* means the growing of plants for human consumption, including berries, herbs,
22 vegetables, seeds, or other similar products incorporated into, and used as food and flowers, but

1 not including plants grown for commercial sale or purposes. Gardens that are accessory to a
2 primary permitted use are allowed by right in all residential districts. Gardens that are the
3 primary use of a lot are permitted in all residential districts, subject to compliance with all
4 applicable standards of the Lansing zoning ordinances and sign ordinance, including, but not
5 limited to setback, building height, placement and lot coverage, landscape, screening and
6 buffering and sign restrictions; and also subject to all other applicable State laws and City
7 ordinances, including, but not limited to, noise and other nuisances as defined by City ordinance,
8 except that vegetation as described in a defined garden may exceed eight inches in height.

9 *Garden structure* means a structure used for the purpose of enclosing a garden, including
10 the incidental use and storage of gardening implements, machinery, equipment and
11 appurtenances used in the onsite gardening activities. Garden structures are permitted in all
12 residential districts, subject to compliance with setback, lot coverage, building height and all
13 other applicable requirements of the zoning ordinance and building codes.

14 *Gardening* means the growing of a garden or the act of working in a garden.

15 *Golf course* means a comparatively large, unobstructed acreage involving enough room
16 over which to walk or ride, point to point, over a generally prescribed course, and to strive to
17 send a ball long distances with variable accuracy, all without unreasonably endangering other
18 players or intruding upon them.

19 *Governmental entity* means the Federal Government, this State or any of its
20 instrumentalities; a county, city, township, village, school district, community college district or
21 community hospital district; any agency authorized to exercise a governmental function in a
22 limited geographical area or other political subdivision; any instrumentality of one or more of

1 such units; or any of such units and one or more other states or political subdivision of such
2 states.

3 *Grade* means the lowest point of elevation within the area between the exterior surface of
4 the structure and the property line. If the property line is more than five feet from the exterior
5 surface of the structure, "grade" means the lowest point of elevation between the exterior surface
6 of the structure and a line five feet from the exterior surface of the structure.

7 *Green building* means a structure that uses practices and materials that are
8 environmentally responsible and resource-efficient throughout a building's life-cycle, from siting
9 to design, construction, operation, maintenance, renovation, and demolition. Although new
10 technologies are constantly being developed to complement current practices in creating greener
11 structures, the common objective is that green buildings are designed to reduce the overall
12 impact of the built environment on human health and the natural environment by:

- 13 (1) Efficiently using energy, water, and other resources.
- 14 (2) Protecting occupant health and improving employee productivity.
- 15 (3) Reducing waste, pollution and environmental degradation.

16 *Greenhouse, commercial* means a glass or less than opaque enclosure which exceeds 150
17 square feet in floor area and is designed or used for the cultivation or protection of plants; or a
18 glassed enclosure, regardless of size, designed or used for the cultivation or protection of plants
19 for commercial purposes.

20 *Hedge* means a dense row of low branching trees, shrubs, vines or other plants which
21 encloses land, divides land into distinct portions, separates contiguous properties, obstructs the

1 passage of light and air into adjacent land or obstructs the vision of motorists on or near public
2 roads.

3 *Home occupation* means a business conducted in a dwelling unit by a person with legal
4 or equitable interest in the dwelling unit.

5 *Hospital* means a health facility offering in-patient, overnight care and services for
6 observation, diagnosis and active treatment of human patients with a medical, surgical, obstetric,
7 chronic or rehabilitative condition requiring the daily direction or supervision of a physician.

8 *Horizontal mixed-use*. See "Mixed-use, horizontal."

9 *Hotel* means a building or part of a building, with a common entrance or entrances, in
10 which the dwelling units or rooming units are used primarily for transient occupancy, and/or in
11 which one or more of the following services are offered: maid service, furnishing of linen,
12 telephone, secretarial or desk service, and bellboy service. A hotel may contain within it a
13 restaurant or cocktail lounge, public banquet halls, or meeting rooms.

14 *Incentive* means regulatory flexibility, reductions, or rewards that may be granted to a
15 development or project that provides certain recognized benefits or elements that go beyond the
16 minimum requirements. The level of incentive granted is relative to the extent of the recognized
17 benefit provided.

18 *Integrated parking* means a feature of a building that utilizes a portion of the ground level
19 for vehicle storage and parking.

20 *Intensity of use* means the amount of activity associated with a specific use. Intensity of
21 use shall be determined by the Economic Development and Planning Department based on the
22 following criteria:

- 1 (1) Amount of vehicular traffic generated;
- 2 (2) Amount of pedestrian traffic generated;
- 3 (3) Noise, odor and air pollution generated;
- 4 (4) Potential for litter or debris;
- 5 (5) Type and storage of materials connected with the use;
- 6 (6) Total residential units and density if residential; and
- 7 (7) Total structure coverage and structure height on the parcel.

8 *Junk* means any of the following products which are stored in the open and which are
9 damaged or deteriorated or are in such a condition that the product cannot be used for the
10 purpose for which it was manufactured:

- 11 (1) Machinery;
- 12 (2) Appliances;
- 13 (3) Merchandise with missing parts;
- 14 (4) Scrap metal; and
- 15 (5) Scrap materials, including, but not limited to, rags, paper or building materials.

16 *Junk vehicle* means a vehicle which cannot be driven upon the public streets for reasons
17 including, but not limited to, being wrecked, abandoned, in a state of disrepair, or incapable of
18 being moved under its own power.

19 *Junkyard* means a lot used to store or process junk and junk vehicles.

20 *Kennel* means the keeping on a lot for commercial purposes of four or more dogs, cats or
21 other household pets which are more than six months old. Keeping includes, but is not limited to,
22 boarding, breeding or training.

1 ***Liquor store*** means a retail store licensed by the Liquor Control Commission as a
2 specially designated merchant, specially designated distributor, or both, that is primarily
3 engaged in the sale of tobacco products, vapor products, and alternative nicotine products
4 and packaged alcoholic liquor, beer, spirits, and wine for consumption off of the premises
5 of the business. For the purposes of this definition:

- 6 (1) A retail store is primarily engaged in the sale of tobacco products, vapor
7 products, and alternative nicotine products and alcoholic liquor, beer, spirits,
8 and wine when more than 50 percent of the gross sales of the business are
9 from the sale of any combination of such products as determined by visual
10 inspection, sales records, purchase records, counting of stockkeeping units,
11 or other inventory or accounting recordkeeping methods that are customary
12 or reasonable.
- 13 (2) Businesses licensed by the Liquor Control Commission as suppliers and
14 manufacturers are not included within the definition of a liquor store.
- 15 (3) Restaurants, bars, lounges, taverns, hotels, and motels, as those terms are
16 defined by this Section of the Code of Ordinances, are not included within
17 the definition of a liquor store.
- 18 (4) The terms “specially designated merchant” and “specially designated
19 distributor” are defined by Section 111 of the Michigan Liquor Control Act
20 (MCL 436.1101 et seq); the terms “supplier” and “manufacturer” are
21 provided for by Section 603 of the Michigan Liquor Control Act; the terms
22 “tobacco product,” “vapor product,” and “alternative nicotine product” are

1 **defined by Section 4 of the Youth Tobacco Act (MCL 722.641 et seq); and the**
2 **terms “alcoholic liquor,” “beer,” “spirits,” and “wine” are defined by**
3 **Chapter 830 of this Code of Ordinances.**

4 *Loading space or area* means an off-street space on the same lot with a structure or group
5 of structures for the temporary parking of a commercial vehicle while loading and unloading
6 merchandise or materials, and having direct and unobstructed access to a public street or alley.
7 "Unobstructed" does not preclude the use of security devices.

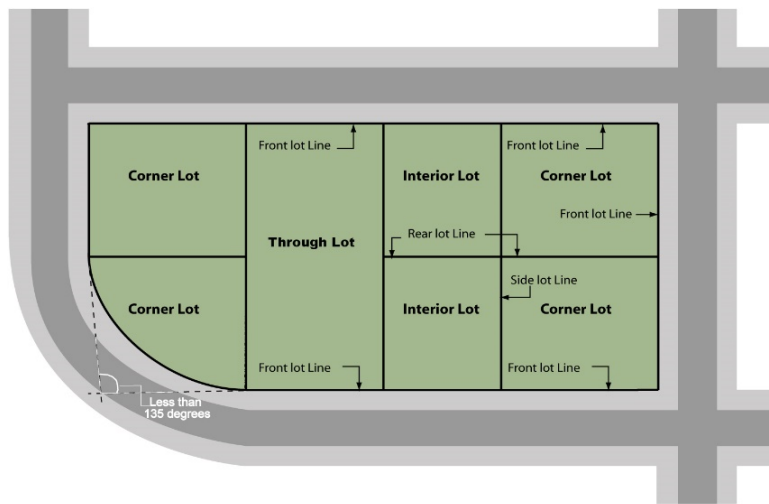
8 *Lodging facility* means building(s) or part of a building, where by prearrangement
9 transient or extended-stay guests are provided a sleeping room and a bathroom in return for
10 payment. A lodging facility has staff on-site or on-call 24 hours a day and may include, but is not
11 limited to, a boarding or rooming house, hotel, motel or motor lodge, or hostel.

12 *Lot* means a parcel of land consisting of one or more lots of record occupied or intended
13 to be occupied by a principal structure or use and any accessory structure or by any other use or
14 activity permitted on the parcel of land. Lot includes the open spaces and yards required under
15 this Zoning Code and has its frontage on a public street or road either dedicated to the public or
16 designated on a recorded subdivision plat. Corner, interior and through lots are described as
17 follows:

- 18 (1) *Corner lot.* A lot where the interior angle of two adjacent sides at the intersection
19 of two streets is less than 135 degrees. A lot abutting upon a curved street is a
20 corner lot if the radius of the arc is less than 150 feet and the tangents to the curve
21 at the two points where the lot lines meet the curve or the straight street line
22 extended form an interior angle of less than 135 degrees.

- (2) *Interior lot.* A lot other than a corner lot.
- (3) *Through lot.* An interior lot having frontage on two more or less parallel streets.

Figure 5



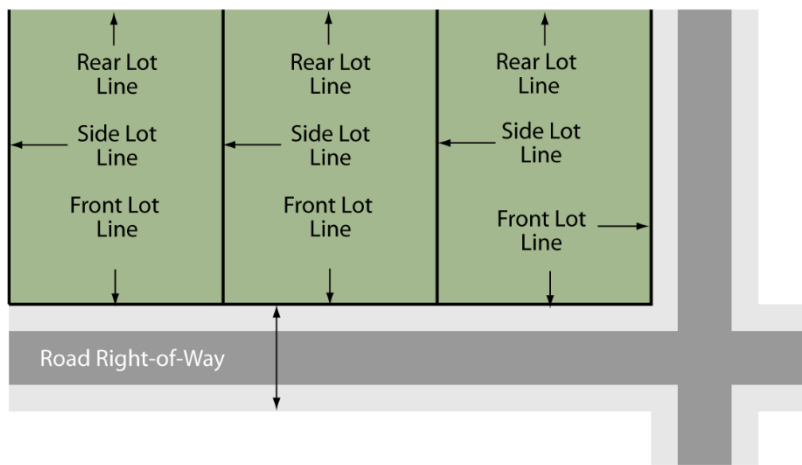
Lot area means the total horizontal area within the lot lines of the lot.

Lot coverage means the part or percentage of lot area, not including right-of-way, occupied by buildings, structures and hard-surfaced parking areas.

Lot depth means the horizontal distance between front and rear lot lines, measured along the median between the side lot lines.

Lot line means any of the lines bounding a lot.

Figure 6



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Lot line, front means the line separating a lot from the right-of-way line of a street.

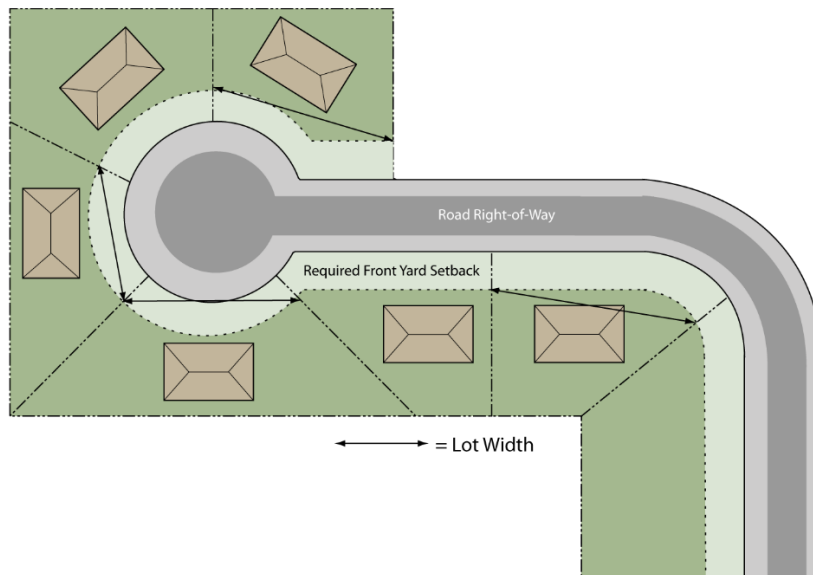
Lot line, rear means a lot line which is opposite the front lot line. In the case of a corner lot, the rear lot line may be opposite either front lot line, but there shall be only one rear lot line. In the case of a lot converging toward the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than ten feet long and wholly within the lot.

Lot line, side means any lot line not a front lot line or a rear lot line.

Lot of record means a parcel of land which is part of a subdivision, the dimension and configuration of which has been recorded on a map in the office of the Register of Deeds for the appropriate county, or a parcel described by metes and bounds in any instrument of conveyance recorded at the appropriate Register of Deeds.

Lot width means the horizontal distance from one side lot line to the opposite side lot line, beginning and ending where the side lot lines meet the required setback from the front lot line.

Figure 7



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Low impact development means land development that uses nature, through preserving or recreating natural landscape features and minimizing effective imperviousness, to reduce, reuse and/or manage stormwater thereby protecting water quality.

Maintenance of structure means to keep up, to keep from change, to preserve, to hold or keep in any particular state or condition or to support what has already been brought into existence.

Mid-rise and high-rise means a medium to large size structure that can incorporate a mixture of uses and may often have integrated parking. Mid-rise buildings are typically four to eight floors in height, and high-rise buildings are nine or more floors in height.

Mixed-use means a development that blends a combination of residential and nonresidential where those functions are physically and functionally integrated. Mixed-use development typically uses a combination of vertical and horizontal mixed-use development practices.

(1) *Mixed-use, horizontal.* Horizontal mixed-use refers to development patterns where uses within a development site or along a block are mixed along the extent of the building and/or development. Horizontal mixed-use can be combined with vertical mixed-use.

(2) *Mixed-use, vertical.* Vertical mixed-use refers to development patterns where uses within a building are mixed, often with retail or active commercial uses on the ground and lower floors, and office or residential uses on the upper floors.

1 *Mobile home* means a structure, transportable in one or more sections, which is built on a
2 chassis and designed to be used as a dwelling, with or without a permanent foundation, when
3 connected to the required utilities, and includes the plumbing, heating, air conditioning and
4 electrical systems contained in the structure.

5 *Mobile home park* means a parcel or tract of land under the control of a person upon
6 which three or more mobile homes are located on a continual, non-recreational basis and which
7 is offered to the public for that purpose regardless of whether a charge is made therefor, together
8 with any building, structure, enclosure, street, equipment, or facility used or intended for use
9 incident to the occupancy of a mobile home.

10 *Motel* means a series of attached, semidetached or detached rental units containing a
11 bedroom and a bathroom. A motel provides for overnight lodging which is offered to the public
12 for compensation and caters primarily to the public traveling by motor vehicle.

13 *Motor vehicle* means any self-propelled vehicle, whether operable or not, and includes,
14 but is not limited to, an automobile, bus, truck, pickup truck, truck tractor, van, wrecker or
15 construction equipment such as loaders/backhoes, bulldozers, rollers and forklifts.

16 *Motor vehicle repair station* means a use where minor repairs (as defined in "Motor
17 vehicle service station") are performed and any of the following major repairs are performed:
18 Bumping, vehicle painting, replacement of body parts and collision service, engine repair, engine
19 rebuilding or replacement, replacement of transmission or internal transmission parts, and
20 rebuilding or reconditioning of motor vehicles.

21 *Motor vehicle service station* means a use for supplying gasoline, oil and minor
22 accessories at retail directly to the customer and which performs minor repairs. "Minor repairs"

1 means: Engine tune up, alternator or generator replacement, battery replacement, fan belt
2 replacement, radiator hose replacement, radiator repair or replacement, tire and strut repair or
3 replacement, wheel balancing, oil change, windshield repair or replacement, brake repair or
4 replacement, muffler and exhaust system replacement, front end alignment, and automobile
5 washing and detailing.

6 *Nonconformity* means a use, structure or lot which does not conform with a use or
7 dimensional provision or any combination of a use or dimensional provision of this Zoning
8 Code, but which use, structure or land was lawfully established prior to the effectiveness date of
9 such use or dimensional provision.

10 *Nonresidential* use means any use not a residential use.

11 *Nursery* means any land used to raise trees, shrubs, flowers and other plants for sale or
12 for transplanting.

13 *Nursing home*. See "Adult care facilities."

14 *Occupant* means a person who takes or enters upon possession of all or part of a building,
15 parcel, or lot.

16 *Off-street parking facility* means an off-street parking surface lot or an off-street parking
17 structure.

18 *Off-street parking structure* means a structure which provides for vehicular parking
19 spaces, along with drives and aisles for maneuvering, so as to provide access for entrance and
20 exit for the parking of two or more vehicles.

1 *Off-street parking surface lot* means the use of an area for vehicular parking spaces,
2 along with drives and aisles for maneuvering, so as to provide access for entrance and exit for the
3 parking of more than two vehicles on the surface of a lot.

4 *Office* means a structure in which a person transacts his or her business or carries on his
5 or her stated occupation.

6 *Open space* means the ground area, and the space above such ground area, which is
7 unimpeded from the ground to the sky by any structure, except that the area may be used for
8 landscaping, gardening or recreational purposes such as swimming, shuffleboard, tennis or
9 similar uses. Parking lots and storage areas for vehicles and material shall not be considered as
10 open space.

11 *Open storage* means any of the following items which are stored in the open and which
12 are inoperable, damaged and/or deteriorated in such a condition that any such item cannot be
13 used for the purpose for which it was manufactured, or is not reasonably associated with the
14 principal use of the lot itself, including but not limited to, motor vehicles, machinery, appliances,
15 motor vehicle parts; and other materials, including, but not limited to, metal, pipes, rags, papers
16 or building materials.

17 *Outdoor play space* means the outside area on a lot reserved at a day care or group day
18 care home for outside exercise, large motor skill development and play space of children.

19 *Outdoor storage* means the keeping, in an unroofed area, of any goods, junk, junk
20 vehicles, material, merchandise or vehicles in the same place for more than 24 hours.

21 *Panelized structure* means a structure consisting of preconstructed units for walls, roofs,
22 and floors, which may include structural framing, windows, doors, exterior finishes, interior wall

1 finishes, installed wiring, plumbing and insulation, which is brought on-site and erected thereon
2 on a permanent foundation.

3 *Parcel* means a tract of land officially described and registered under one ownership.

4 *Parking space* means an area of defined length and width for the parking of motor
5 vehicles. Such area shall be exclusive of drives, aisles or entrances giving access thereto.

6 *Peak hour parking demand* means the number of parking spaces required during the
7 highest intensity of use.

8 *Perimeter line or boundary line* means the exterior limits of a lot.

9 *Personal service establishment* means any premises or business in which collaborative
10 creative workspace or services for persons are performed, including, but not limited to,
11 'Makerspace', shoe repair, tailoring, beauty parlors, nail salons, tanning salons, barbershops.

12 *Places of assembly* means any structure wherein persons regularly gather for
13 entertainment, social, educational or recreational activities, or political purposes including, but
14 not limited to, theaters, fraternal organizations, community centers, and trade union halls.

15 *Places of worship* means any structure wherein persons regularly gather for religious
16 activity including, but not limited to, churches, synagogues, mosques, and temples, and the usual
17 accessory structures and uses, such as convents, rectories, parsonages, monasteries, and church
18 halls.

19 *Planned unit development* means an office, residential, commercial, industrial or mixed
20 complex developed as a single entity, which complex contains more than one structure on a lot,
21 not including accessory structures, and which is planned and developed as an integral unit in a
22 single development operation according to the requirements of Chapter 1264.

1 *Plot plan* means a diagram depicting the existing and proposed structures, lot lines,
2 setbacks, parking areas and the location of any known wells.

3 *Porch*. See "Frontage type."

4 *Premanufactured unit* means an assembly of materials or products intended to comprise
5 all or part of a building or structure, and that is assembled at other than the final location of the
6 unit of the building or structure by a repetitive process under circumstances intended to ensure
7 uniformity of quality and material content.

8 *Primary facade*. See "Facade, primary."

9 *Primary frontage*. See "Frontage, primary."

10 *Principal use means* the primary, major, main, leading, outstanding or chief use which a
11 lot serves or is intended to serve.

12 *Probate* means the period of probate, as defined in Public Act 386 of 1998, as amended,
13 being MCL 700.1101 et seq.

14 *Production facilities* means facilities for the production of consumer goods such as food,
15 beverages, art, clothing, textiles, etc. and have a minimum of 20 percent floor area dedicated to
16 retail sales.

17 *Public utility* means electric light and power companies, whether private, public,
18 corporate or cooperative; gas companies; water, telephone, telegraph, oil, gas and pipeline
19 companies; motor carriers; and all public transportation and communication agencies other than
20 railroads and railroad companies.

21 *Real property* means a lot, plot or parcel of land recorded and located in the City of
22 Lansing.

1 *Recognized benefit* means the provision of certain elements or improvements that are
2 desired by the City, as either expressed in the Comprehensive Plan or as stated in the Zoning
3 Ordinance, or that go beyond the minimum requirements.

4 *Reconstruction* means the act of rebuilding a structure to meet the standards of the
5 Building Code or Housing Code.

6 *Recreational equipment* means a watercraft, vehicle, or other conveyance designed to be
7 used primarily off of public streets and roads, and not regulated by the Michigan Vehicle Code,
8 including by way of example, but not limited to: Snowmobiles; boats and boat trailers; jet skis,
9 floats and rafts, including transportation equipment.

10 *Recreational facility* means a structure or open space which provides activities, including
11 but not limited to, swimming, racquet sports, exercise and fitness rooms or areas, and
12 gymnasiums.

13 *Recreational vehicle* means a vehicle primarily designed and used as temporary living
14 quarters for recreational, camping, or travel purposes, including a vehicle having its own motor
15 power or a vehicle mounted on or drawn by another vehicle. This includes by way of example,
16 but is not limited to: Travel trailers; camp trailers; tent trailers; campers, pop-up campers, and
17 pickup campers; folding tent trailers; and utility trailers.

18 *Repair* means to restore to a sound or good state after decay, injury, dilapidation or
19 partial destruction.

20 *Residential use* means a use all or part of a lot, parcel, or building as a single-family, two-
21 family or multifamily residence, or residential child care facility, and accessory uses thereto.

1 *Restaurant* means an establishment serving foods and/or beverages to a customer in a
2 ready-to-consume state. The method of operation may be characteristic of a carry-out, drive-in,
3 drive-through, fast food, standard restaurant, or lounge/tavern, or combination thereof, as defined
4 below:

- 5 (1) *Restaurants with outdoor seating.* A use that involves the sale or delivery of any
6 prepared food or beverage for consumption in a defined area on premises but
7 outside of the building in which it is prepared. Examples of defined areas include
8 an external deck, patio, mall, garden, balcony or sidewalk.
- 9 (2) *Carry-out restaurant.* A use that involves the sale of food, beverages, and/or
10 desserts in disposable or edible containers or wrappers in a ready-to-consume
11 state for consumption mainly off the premises. A carry out restaurant differs from
12 a drive through restaurant in that a customer must park and walk up to the
13 restaurant or an employee must exit the restaurant and deliver the food to a
14 customer in a parked car.
- 15 (3) *Drive-in restaurant.* A use that involves delivery of prepared food so as to allow
16 its consumption within a motor vehicle while parked on the premise.
- 17 (4) *Drive-through restaurant.* A use that involves the delivery of prepared food to the
18 customer within a vehicle, typically passing through a pass-through window, for
19 consumption off of the premises.
- 20 (5) *Standard restaurant.* A standard restaurant is a use that involves either of the
21 following:

1 a. The delivery of prepared food by waiters and waitresses to customers
2 seated at tables within a completely enclosed building.

3 b. The prepared food is acquired by customers at a cafeteria line and is
4 subsequently consumed by the customers within a completely enclosed
5 building.

6 (6) *Bar/lounge/tavern.* A bar, lounge or tavern is a type of restaurant that is operated
7 primarily for the dispensing of alcoholic beverages. The preparation and sale of
8 food or snacks to customers may be permitted.

9 *Restoration* means to put back into original or historic condition.

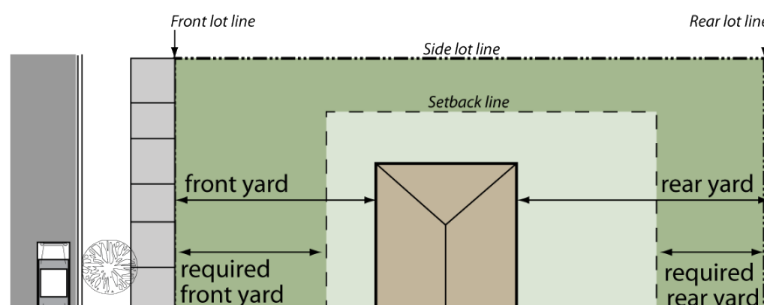
10 *Resumption* means to begin the use of a nonconformity after it has been previously
11 discontinued from use.

12 *Retail store* means an establishment which primarily serves the surrounding
13 neighborhood and includes, but is not limited to, the following: Limited service food store, drug
14 store, hardware store, laundry or cleaners pickup, jewelry store, florist, gift shop, book store,
15 clothing store, photographer, and bakery whose products are sold only on the premises.

16 *Salvage yard* means a lot where any product, including, but not limited to, any of the
17 following, is taken apart in such a way that the usable parts are separated from the nonusable:
18 Motor vehicles, machinery, appliances, fixtures, goods, and merchandise.

19 *Setback* means the minimum horizontal distance measured from the lot line, as required
20 under this ordinance, for the front, side, or rear property line as appropriate.

21 Figure 8



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Shared parking means a parking facility that serves two or more parcels of land or multiple uses under different ownership. A recorded shared parking agreement is generally used.

Sheltered care facility means a governmental or nongovernmental establishment having as its principal function the provision of supervision, personal care, and protection for more than six adults, in addition to room and board, for up to 24 hours a day, five or more days a week and for two or more consecutive weeks, with or without compensation. "Sheltered care facility" includes, but is not limited to, emergency shelters, facilities for persons who are homeless, parolees, ex-offenders, aged, or developmentally or physically disabled, who may require supervision on an on-going basis but do not require continuous nursing care. A sheltered care facility does not include any of the following:

- (1) A nursing home licensed under Article 17 of Public Act 368 of 1978, as amended, being M.C.L.A. 333.20101 to 333.22181;
- (2) A hospital licensed under Article 17 of Public Act 368; or
- (3) A hospital for the mentally ill or a facility for the developmentally disabled operated by the Department of Mental Health under Public Act 258 of 1974, as amended, being M.C.L.A. 330.1001 to 330.2106.

1 *Shopping center* means a grouping of two or more business establishments developed in
2 accordance to an overall plan and designed and built as an interrelated project. Buildings
3 constructed on outlots shall not be considered part of the shopping center unless access and
4 parking easements are provided.

5 *Site plan* means a plan that conforms to the requirements contained in Chapter 1260.

6 *Stable* means a structure used to keep horses for commercial purposes.

7 *Stoop*. See "Frontage types."

8 *Storage* means the holding or safekeeping of goods to await the happening of some future
9 event or contingency which will call for the removal of the goods.

10 *Storefront*. See "Frontage types."

11 *Street* means a public thoroughfare, avenue, road, highway, boulevard, parkway, way,
12 drive, lane or court which affords the principal means of access to abutting property.

13 *Street, private* means a street which is not public.

14 *Street type* means a classification or typologies for streets that considers the
15 characteristics of vehicle travel (speed and volume), the street's function in the transportation
16 network (types of travel accommodated: Through traffic, cross-town, connections to highways or
17 local), the extent of pedestrian and bicycle accommodation, typical types of land uses served, the
18 design context (block length, building setbacks), and access system design. In many cases, a
19 streets classification may change as it traverses different zoning districts. The following street
20 types are illustrated on the official Street Typology Map:

1 trunklines or roads in adjacent communities. May also be referred to as
2 principal or major arterials.

3 e. *Neighborhood connector.* Minor residential collector streets that link local
4 streets with higher classes of streets. Neighborhood connectors are
5 designed for lower traffic volumes and speeds to complement the
6 character of the neighborhoods served. Dedicated bike facilities may be
7 provided.

8 (3) *Local street.* Lowest traffic streets providing access to residents. Lanes are
9 typically unmarked with on-street parking and stop-controlled intersections.

10 *Structural alteration* means any change in the supporting members of a building, such as
11 bearing walls, columns, beams or girders, or any substantial changes in the roof and exterior
12 walls.

13 *Structure* means that which is built or constructed, an edifice or building of any kind or
14 any piece of work artificially built up or composed of parts joined together in some definite
15 manner.

16 *Structure, minor* means a structure having a replacement cost of not more than \$5,000.00.

17 *Structure, temporary* means a structure which is located on a lot for less than one year,
18 or, if the structure is connected with a construction activity on a lot, until the construction
19 activity is completed.

20 *Substitution* means to put in place of another.

21 *Tavern.* See "Restaurant: Bar/tavern."

1 (1) Any purpose for which a structure or lot may be designed, arranged, intended,
2 maintained or occupied; or

3 (2) Any activity, occupation, business or operation carried on in a structure or on a
4 lot.

5 *Vertical mixed-use.* See "Mixed-use, vertical."

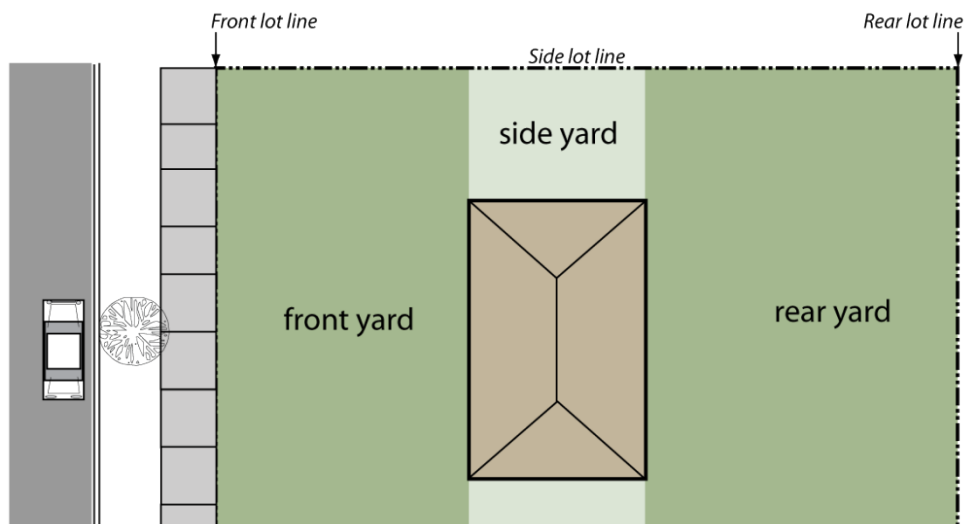
6 *Yard* means a space on a lot with a structure, which space is unobstructed and unoccupied
7 from the ground upward, except as occupied or obstructed as permitted in this Zoning Code.

8 (1) *Front yard* means a yard extending across the full width of a lot between the front
9 lot line of the structure containing the principal use and the front lot line.

10 (2) *Rear yard* means a yard extending the full width of a lot between the rearmost
11 structure containing the principal use and the rear lot line, the depth of which is
12 the least distance between the rear lot line and the rear of the structure containing
13 the principal use.

14 (3) *Side yard* means a space within a lot between a side lot line and a structure
15 containing the principal use or an attached accessory structure, whichever is
16 closer to the side lot line. A side yard extends on each side of a lot from the front
17 line of the structure to the rear line of the structure.

18 Figure 10



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Zoning variance means a modification of the strict letter of this Zoning Code granted by the Board of Zoning Appeals when, by reason of exceptional conditions, the strict application of this Zoning Code results in peculiar, exceptional or practical difficulties or unnecessary hardship to the owner of the lot.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2034.

Approved as to form:

City Attorney

Dated: _____

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Section 1250.02 of the Lansing Codified Ordinances to add Subsection 1250.02.13 to provide for a limitation within the Zoning Code of proximity of liquor stores to each other.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1250, Section 1250.02, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to add a new Subsection 1250.02.13 to read as follows:

1250.02.13. -Liquor stores.

No liquor store shall be located within 2,500 feet of another liquor store. The distance between liquor stores shall be measured by the shortest straight line between the respective lots in which each liquor store is located, from the two points of each lot line closest to the other lot.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2034.

Approved as to form:

City Attorney

Dated: _____

Boak, Sherrie

From: Pehlivanoglu, Trini
Sent: Tuesday, August 26, 2025 1:39 PM
To: Boak, Sherrie
Subject: Fw: [EXTERNAL] New Liquor Store Ordinance

Hi Sherrie,

Please print this email for all committee members this afternoon.

Thank you!
Trini

From: James Denning <jdenns07@gmail.com>
Sent: Sunday, August 24, 2025 6:39:35 AM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] New Liquor Store Ordinance

To Whom It May Concern:

I understand the concern surrounding how many liquor stores continue to open in our communities. However, I don't believe government intervention to restrict future businesses of this nature from opening is the right way to address the issue.

What this ordinance proposes is direct interference with the free market. I strongly believe government should avoid interfering with business as much as possible, and if interference is absolutely necessary, it should be done as minimally as possible.

The free market helps create price stability and fairness in commerce. This ordinance is intended to help because, in certain areas of the city, there already appear to be more than enough liquor stores from a product-availability standpoint. My concern, however, is the latent effects beyond product availability.

I believe this ordinance could lead to unintended negative consequences. Right now, I can already see how it could be exploited. For example: is a liquor store defined strictly as a business that only sells liquor? How is that different from a corner store, a convenience store, or a market? These definitions matter.

Imagine I own the only liquor store permitted within 1,000 feet. Given the way our neighborhood commercial nodes are currently structured, this effectively grants a monopoly at each node. A monopoly allows business owners to provide subpar service to customers, stifles innovation, and ultimately hinders economic growth.

Now imagine I am an entrepreneur with a stronger business model who wants to open a liquor store marketed as local and Black-owned. This may be exactly what the city wants—businesses that are locally rooted, community-oriented, and reinvesting profits into Lansing rather than sending them out of

the community, as most of the existing liquor stores do now. Yet this ordinance would allow a subpar operator to maintain control while preventing a local businessman like myself from investing in the community where I live, shop, pay taxes, and will soon be sending my kids to school.

There is also another serious concern: many of these liquor stores are owned by individuals who do not live in or actively participate in our community. Too often, they treat black residents poorly, siphon money out of Lansing, and reinvest it elsewhere. Even worse, some of these businesses are known for selling to underage customers. Local ownership, by contrast, would reduce the risk of these harmful practices and increase accountability, because local operators are invested in the well-being of their own neighborhoods.

Consider the aspiring local entrepreneurs who have grown up wondering why no one who owns or works at these businesses looks like them—and who dreams of changing that. This ordinance kills that dream instantly. It raises barriers to entry so high that pursuing such a business would require new construction, zoning changes, or substantial capital to purchase an existing store. In short, it prevents them from competing fairly.

I truly believe this ordinance would result in more harm than good, especially when it comes to economic development.

Would this conversation look different if the proceeds from these liquor sales stayed within Lansing? Right now, we know most of these businesses are owned and operated by people who only conduct business here but don't live here. As a result, they have little incentive to care about the neighborhoods in which they operate.

Instead of reducing competition, why not incentivize local investment near existing liquor stores? Why not impose requirements for greater local ownership, ensuring profits stay in our economy and directly benefit our neighborhoods?

By preserving opportunities for small business development, we open the door for future local owners who will both live in and operate their businesses within the community. This not only strengthens the economy but also contributes to the reduction of crime, as it is well established that economic development has a direct impact on lowering violent crime in an area.

With Lansing's Black poverty rate at 29.6% in 2025—and a 2:1 disparity citywide that is most heavily concentrated in southwest Lansing—I believe economic growth is our most promising solution. If that belief is correct, then I hope Lansing's City Council recognizes the importance of being careful not to hinder the economic innovation that comes from competition.

I genuinely appreciate your thoughtful consideration in handling this matter.

James Denning