

AGENDA

Committee on Public Safety April 16, 2026 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 Spadafore, Chairperson
Council Member Hussain, Vice Chairperson
Council Member Martinez, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. April 2, 2026
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 813 Bement St.
 - C. ORDINANCE -Amend Chapter 1240, Section 1240.04; Define the term "liquor store" within the Zoning Code
 - D. ORDINANCE - Amend Chapter 1250 ; add Subsection 1250.02.13 to provide for a limitation on proximity of liquor stores to each other
 - E. ORDINANCE -Amend Chapter 1243, Table 1243.03; Add Liquor Store to the **Commercial Mixed-Use** Districts Allowable Use Table
 - F. ORDINANCE - Amend Chapter 1245, Table 1245.03- Add Liquor Store to the **Special Districts** Allowable Use Table
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
Thursday, April 2, 2026 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

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

PRESENT

Council Member Peter Spadafore, Chair
Council Member Adam Hussain, Vice Chair- excused
Council Member Clara Martinez, Member

OTHERS PRESENT

Sherrie Boak, Council Legislative Office Manager
Matt Staples, OCA
Luke Bingaman, Legislative Analyst
Joe Neller, Rental Property Owners
Michael Lynn Jr.
Erica Lynn
Ed Christensen, Attorney
Anton Haddad
Richard Kelly
Dave Shaler
Council Member Carter arrived at 4:05 and left the meeting at 4:09 p.m.
Meredith Johnson, Code Compliance
Tom Barry, Code Compliance

MINUTES

MOTION BY COUNCIL MEMBER MARTINEZ TO APPROVE THE MINUTES FROM MARCH 5, 2026, AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT

Mr. Neller spoke in support of draft 12 of the amendment to chapter 1460.

DISCUSSION

RESOLUTION – Appointment; Michael Lynn Jr., 3rd Ward Member of the Board of Fire Commissioners; Term to Expire June 30, 2027

Mr. Lynn Jr. provided a brief overview of his career of a non-profit, co-founder of the Village of Lansing, and former firefighter in Lansing for 8 years. His interest in the position is to complete work he started while a firefighter on police and procedures.

Council Member Martinez asked about his roles in the community and how he would bring that to his role as a Commissioner. Mr. Lynn stated that his belief is in being a community member, being close to the people they serve, and help people understand the complaint process.

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Council Member Spadafore asked if there is commitment to attend the Commission meetings, noting the dates, and if he is willing to attend neighborhood meetings, and Mr. Lynn confirmed.

MOTION BY COUNCIL MEMBER MARTINEZ TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF MICHAEL LYNN JR TO THE BOARD OF FIRE COMMISSIONERS. MOTION CARRIED 2-0.

RESOLUTION – Set Show Cause Hearing; 813 Bement St.

The owner was not present at the time, so Council Member Spadafore moved this item to later on the agenda.

RESOLUTION – Set Show Cause Hearing; 108 W. Barnes Avenue

Mr. Barry went through the details of the red tag date for a fire, assessed value, cost to repair, and noted there was an electrical permit pulled in January but denied. The house is damaged throughout, and will need building and electrical permits.

Mr. Christenson and Mr. Haddad provided proof of ownership and that was then provided to the OCA.

Mr. Haddad stated there was an earlier meeting with the demo board, and after that he put the property in his name, and attempted to pull permits, and was told then it was red tagged at that date. The difference in cost between a contractor and owner was extensive and he is asking for authority to pull permits. He spoke briefly on the reason for fire and noted he had recently remodeled the home before the fire.

Council Member Spadafore asked if the department has been in since 2024, since photos were dated 2024, and Code stated they had not. They added that there is a new policy that says if property is red tagged, the permits have to be pulled by a contractor not the homeowner. Council Member Spadafore asked why the policy changed and Code stated they had a lot of applicants coming in stating they were going to be the homeowner and they weren't, then doing the work and flipping them, without the construction knowledge. Council Member Spadafore asked if the owner had any photos of the progress he spoke of the remodel. Mr. Haddad stated they just cleaned up things and have put in insulation.

Council Member Spadafore stated he would like to get a copy of the policy Code is speaking of.

Mr. Haddad stated he was remodeling, living there, and it caught on fire, but now does not have funds to hire a contractor.

MOTION BY COUNCIL MEMBER MARTINEZ TO SET A SHOW CAUSE HEARING FOR 108 W BARNES FOR APRIL 20, 2026.

Mr. Haddad asked code compliance if he sells, can they pull the permits and then Council stop this. Ms. Johnson stated if permits were in place, they can asked Council and staff if he sells can this process stop.

MOTION CARRIED 2-0.

RESOLUTION – Set Show Cause Hearing; 813 Bement St.

Mr. Berry outlined the make safe and demolition board which began with tagging 7/11/24 due to lack of utilities, and a BWL notice for meter tampering, then a fire. There were 2 board ups in 2025, trash violations, all trade permits needed, however they did get a tear out permit on 2-3-26.

Mr. Kelley stated he purchased from his brother and he and Mr. Shaler hired a contractor for the repairs.

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Mr. Shaler stated the property is only 30% damaged and they have already taken 3 dumpsters out. He admitted that he works in Jackson, and normally work like tear out would not require a permit to tear out damaged property, but once they were made aware they stopped and got permit. They have finished work, shored up the basement wall so it did not cave in, went through house and sprayed burnt studs for stain kill, got permit today to proceed with the work. He acknowledged they have blueprints and elevations and hope to have complete in 3 months once the permit is obtained. Ms. Johnson stated the permit has not been issued and is under review.

Council Member Spadafore asked Code compliance, since it appears they are making it safe, if there is any other hold up at the department other than review of the application and drawings. Ms. Johnson stated they are currently under review.

MOTION BY COUNCIL MEMBER MARTINEZ TO TABLE ACTION ON SETTING A SHOW CAUSE HEARING FOR 813 W BEMENT ST. UNTIL THE APRIL 16TH, 2026. MOTION CARRIED 2-0.

Mr. Shaler asked if he needs to have the tear out inspected and Ms. Johnson stated the contractor that applied needs to call on line for inspection.

ORDINANCE – Amend Chapter 1460; Amend Sections 1460.44-1460.52 and add Section 1460.53 to clarify and update regulation and certification on rental properties

MOTION BY COUNCIL MEMBER MARTINEZ TO REMOVE FROM THE TABLE. MOTION CARRIED 2-0.

Council Member Spadafore referred to the newest draft he had produced with OCA; Draft 12 in the packet.

MOTION TO APPROVE THE ORDINANCE AMENDMENT TO CHAPTER 1460, SECTION 1460.44-1460.52 AND ADD SECTION 1460.53. MOTION CARRIED 2-0.

OTHER

No other topics at this time.

ADJOURN

Adjourned at 4:26 p.m.

Submitted by

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	813 Bement
PARCEL NUMBER:	33-01-01-15-353-031

MSD HEARING DATE:	11/18/2025
MSD HEARING RESULTS:	MSD 1/20/2026

LISTED TAXPAYER:	Scott Kelley, Rich Kelley
INTERESTED PARTIES:	
SEV INFORMATION:	\$24,700.00
LAND VALUE:	\$5,400.00
BUILDING VALUE:	
LOT SIZE:	65.95x54

HOUSING CODE VIOLATION LTR:	
ORIGINAL RED TAG DATE:	7/11/2024
ZONING:	R-3
ESTIMATE OF REPAIRS:	\$60,303.88
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	COM 37.81 FEET OF SW COR LOT 1, TH E TO INT N N LIN BEMENT ST & S LINE HEALD PLACE, NW'LY TO PT DUE N OF RE S TO RE BLOCK 4
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PROPERTY OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE and/or E-MAIL
Rich Kelley	813 Bement St Lansing MI 48912	517-749-6244
	3/25/2026 - Called Phone	left voicemail

CURRENT BLDG SAFETY PERMIT ACTIVITY

BUILDING:	NA
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
City Council	3/23/2026	Referred to Committee
Committee on Public Safety	4/2/2026	Tabled
Committee on Public Safety	4/16/2026	
City Council		
Committee on Public Safety		
City Council		

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
Tuesday, 11/18/2025 @ 5:00 PM



Andy Schor, Mayor

813 Bement

Title Information:

- Scott Kelly & Rich Kelly

Original Red Tag Date:

- 7/11/24

Reasons for Red Tag

- The structure constitutes threats to life, health, and or safety of persons near or visiting the structure. Lack of utilities was the original tag. Since then, the house has been notified of meter tampering and on 6/14/25 had a severe fire.

Property Activity:

- Permits; PB23 deck/porch expired. PB19 reroof expired. 2 board ups in 2025.

SEV & Cost of Repairs:

- SEV is \$24,700.00
- Cost of repairs is \$60,303.88

City Recommendation:

- 30 days to make safe or demolish.



Inspection Photos





Inspection Photos





Inspection Photos





Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at: **813 Bement St** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 813 Bement St**
 - **City, State, Zip, county: Lansing, MI 48912**
 - **Legal Description: COM 57.8 FT E OF SW COR LOT 1, TH E TO INT N N LINE BEMENT ST & S LINE HEALD PLACE, NW'LY TO PT DUE N OF BEG, S TO BEG; BLOCK 4 LANSING IMPROVEMENT COMPANYS ADD**
 - **Parcel #: 33-01-01-15-353-031**

Under the Lansing Housing Code and Michigan law (MCL 125.538 – 125.542, excluding MCL 125.541c), a hearing has been scheduled to address this matter. The details of the hearing are:

- **Date: Tuesday November 18, 2025**
- **Time: 4:00 pm**
- **Location: 316 N. Capitol Ave. Ste: C-2**

During this hearing, any individual with a legal interest in the property shall have the opportunity to show cause as to why the hearing officer should not order the building or structure to be demolished, otherwise made safe, or properly maintained.

The Hearing Officer will either set a date by which the building must be made safe by or demolished, or, if good cause is shown, discharge the property from the demolition process. If the property is not made safe or demolished by the date set by the hearing officer, the matter will be referred to the Lansing City Council who may order the building demolished within 21 or 60 days.

If City Council orders the building demolished and you fail to do so by the date contained in the order, the city may proceed with making the property safe or demolition. Any costs incurred by the city and/or any contractor employed by the city related to demolition, including any applicable administrative fees and title search expenses, will be charges as a lien against the property in accordance with MCL 125.541 (5) (7) et seq.

Please note that obtaining any building or trade permits will not affect the demolition schedule or stop the demolition process. Any risks and costs associated with obtaining these permits are the responsibility of the permit applicant/owner.

CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2025 – 11.18.25 #2
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Matter of the building/structure at 813 BEMENT STREET, which is a dwelling garage other

1. Date of hearing: NOVEMBER 18, 2025 Hearing Officers: DAVE MUYLLE
2. TOM BARRY and MEREDITH JOHNSON, Code Enforcement LEAD OFFICER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
 rental registration owner(s)
 Owner's or party in interest on City tax assessment record
4. The building/structure is is not a dangerous building as defined in MCL 125.539 ().
5. The building/structure has been substantially destroyed by:
 - Fire
 - Wind
 - Flood
 - Deterioration
 - Neglect
 - Abandonment
 - Vandalism
 - other:

6. The state equalized value of the building/structure is \$24,700.00
7. The cost to repair the building or structure to make it safe is \$60,303.88
8. The real estate is described as follows:

Parcel Number: 33-01-01-15-353-031

COM 57.8 FT E OF SW COR LOT 1, TH E TO INT N N LINE BEMENT ST & S LINE HEALD PLACE, NW'LY TO PT DUE N OF BEG, S TO BEG; BLOCK 4 LANSING IMPROVEMENT COMPANYS ADD

IT IS ORDERED THAT:

The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

The building/structure shall be made safe or demolished on or before 11/20/2026

11/18/25
Date

David M. Muelle
Hearing Officer

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 813 Bement St, 33-01-01-15-353-031, COM 57.8 FT E OF SW COR LOT 1, TH E TO INT N N LIN BEMENT ST & S LINE HEALD PLACE, NW'LY TO PT DUE N OF BE, S TO BE; BLOCK 4 LANSING IMPROVEMENT COMPANYS ADD, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on July 11TH, 2024 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on November 18TH, 2025, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by January 20TH, 2026; and

WHEREAS, the Office of Code Compliance has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe.

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, May 4, 2026 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 813 Bement Street, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Compliance Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Section 1240.04 of the Lansing Codified Ordinances to define the term “liquor store” within the Zoning Code.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1240, Section 1240.04, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

1240.04.02. Definitions.

As used in this Zoning Ordinance, unless otherwise provided:

Accessory building or structure means a detached structure on the same lot with, and of a nature customarily incidental and subordinate to, a principal structure, and occupied or devoted exclusively to an accessory use.

Accessory use means a use which meets all of the following criteria:

- (1) It is clearly incidental to the principal use.
- (2) It is customarily found in connection with the principal use.
- (3) It is subordinate to the principal use.
- (4) It is located on the same lot as the principal use, except as otherwise permitted in this Zoning Code.

Adjacent residential district means the residential district to which the majority of the subject site is contiguous, abutting or located directly across a public right-of-way.

Adult care facilities means:

- (1) *Adult care facilities, state-licensed.* A facility for the care of adults, over 18 years of age, as licensed and regulated by the State under Michigan Public Act 218 of

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.

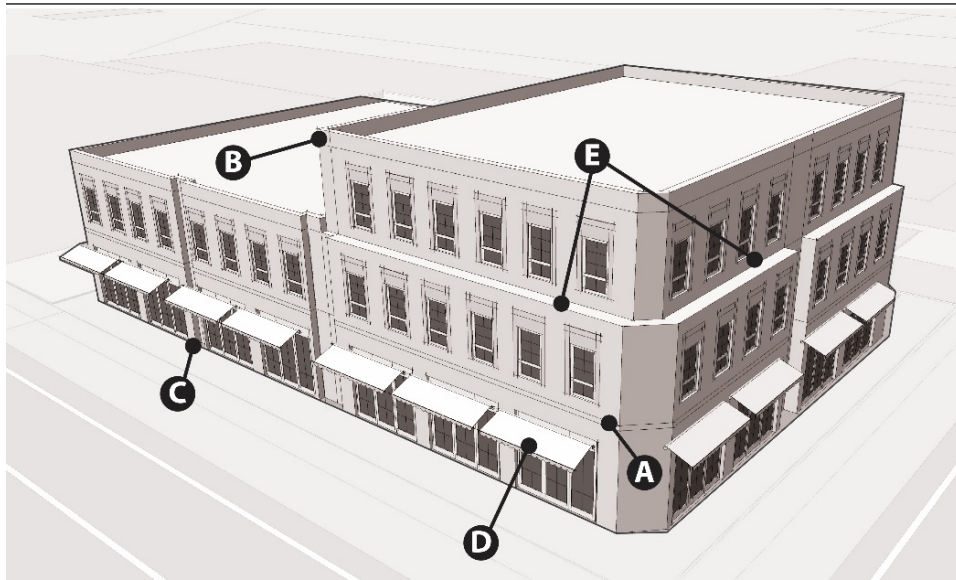
15 *Applicant* means a person having a legal, equitable or leasehold interest in a lot, or a
16 representative of such person, who is making a request pursuant to this Zoning Code.

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.

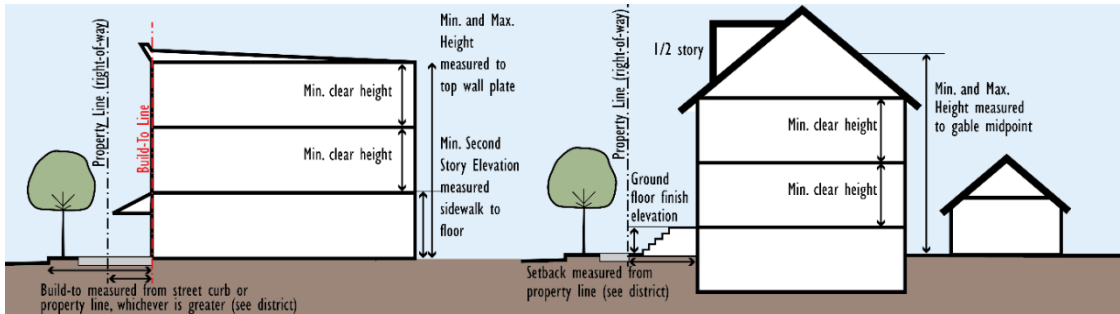
12 *Building frontage* means the percentage of the building facade that adjoins the front
13 setback or build-to line.

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



4
5
6
7
8
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.

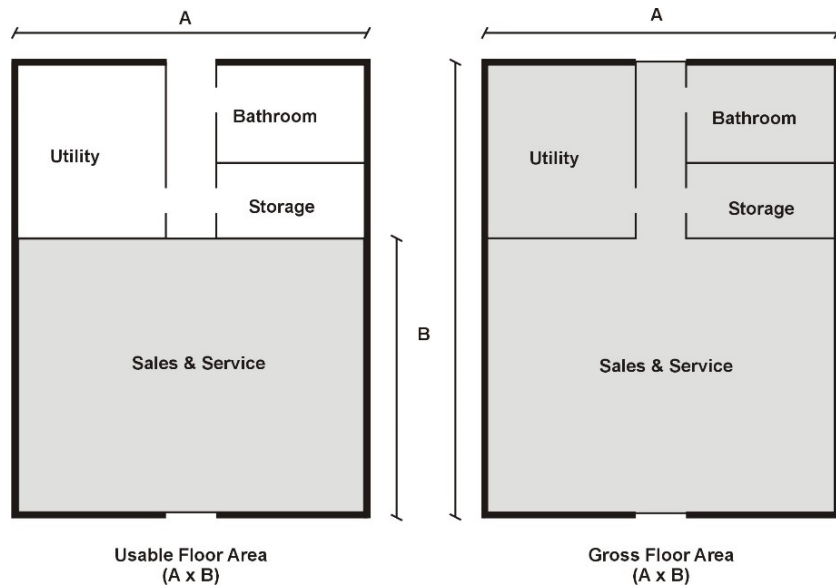
16 *Filling* means the permanent depositing or dumping of any matter onto or into the
17 ground, except for agricultural purposes, ground care or landscaping.

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



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

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

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

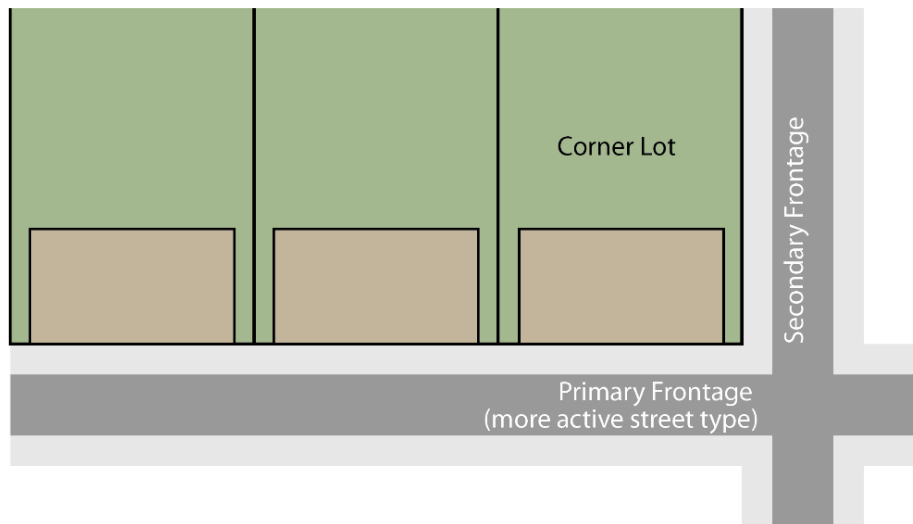
- (1) Is envisioned to be the most pedestrian-oriented, according to the street typologies described in the Comprehensive Plan and defined in this ordinance (see "street

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.

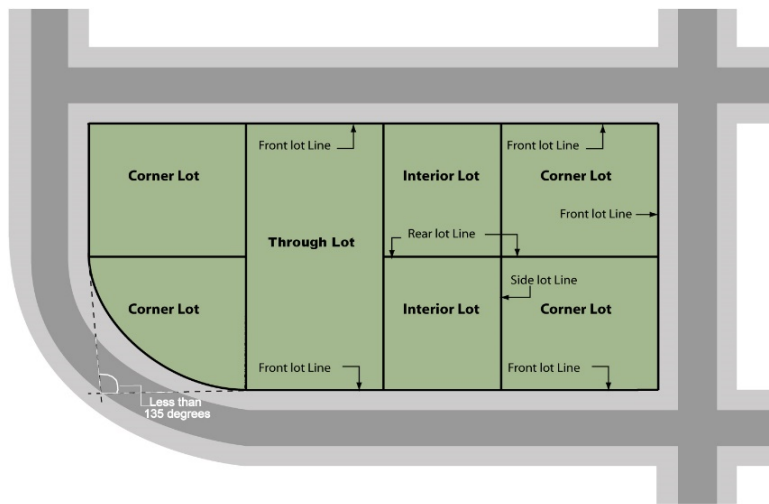
8 *Lodging facility* means building(s) or part of a building, where by prearrangement
9 transient or extended-stay guests are provided a sleeping room and a bathroom in return for
10 payment. A lodging facility has staff on-site or on-call 24 hours a day and may include, but is not
11 limited to, a boarding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



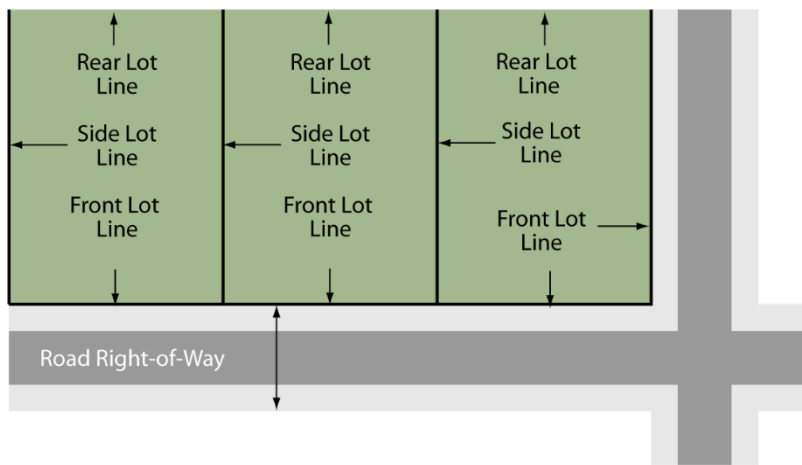
Lot area means the total horizontal area within the lot lines of the lot.

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.

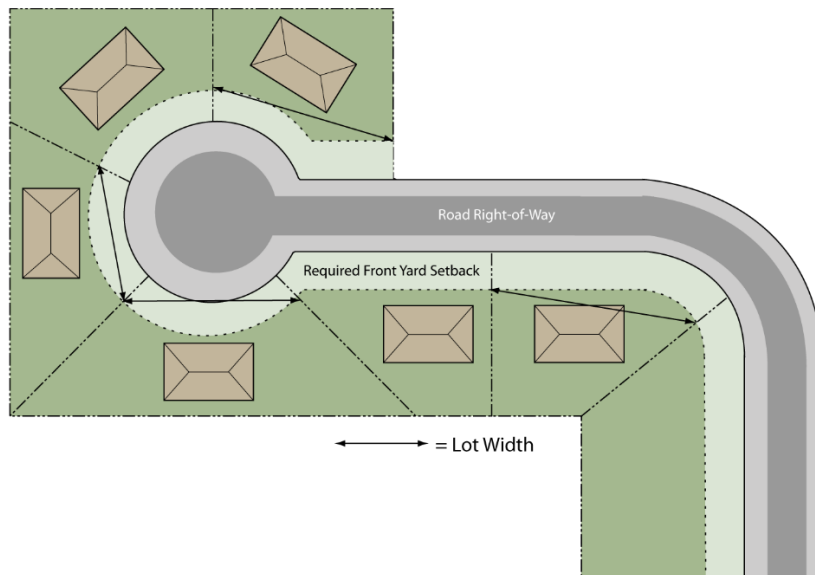
Lot line, rear means a lot line which is opposite the front lot line. In the case of a corner lot, the rear lot line may be opposite either front lot line, but there shall be only one rear lot line. In the case of a lot converging toward the rear, the rear lot line shall be an imaginary line parallel 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.

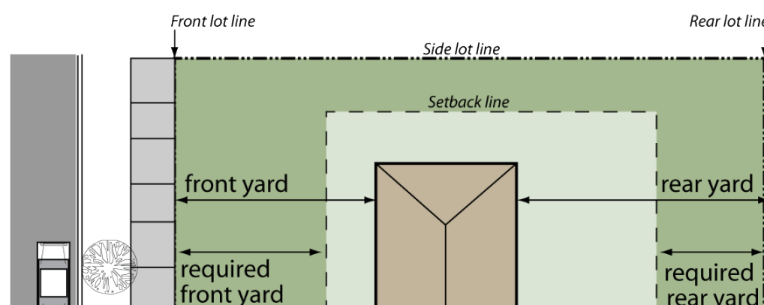
10 *Resumption* means to begin the use of a nonconformity after it has been previously
11 discontinued from use.

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."

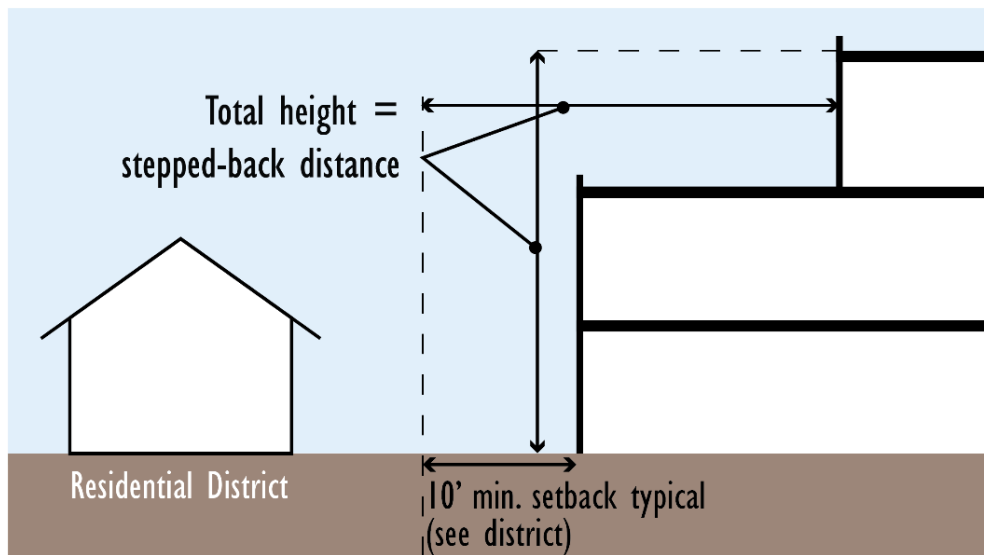
1 *Temporary use* means any use that is not permitted as a principal use, accessory use or a
2 conditional use in a zoning district, and which is limited in its duration.

3 *Townhouse* means a group of dwellings having party walls with each other and located
4 side by side.

5 *Trailer* means a vehicle with or without motive power, other than a pole-trailer, designed
6 for carrying property or persons and for being drawn by a motor vehicle and so constructed that
7 no part of its weight rests upon the towing vehicle. As defined in this Code, trailer is not
8 exclusive of recreational vehicles.

9 *Upper floor setbacks, for the elevation adjacent to a residential district (R-1 through R-
10 6),* means the floors above the second story shall be tiered-back so that the highest point of the
11 building is setback from the adjacent residential district a distance at least equal to the height of
12 the building.

13 Figure 9



Use means:

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."

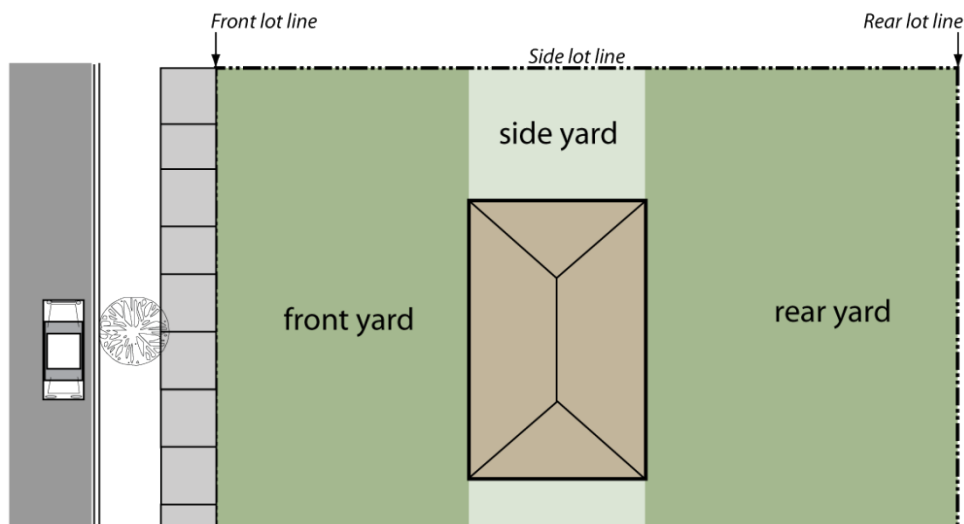
6 *Yard* means a space on a lot with a structure, which space is unobstructed and unoccupied
7 from the ground upward, except as occupied or obstructed as permitted in this Zoning Code.

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 14th day after enactment, at any later date specified or unless given immediate effect by City Council.

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 14th day after enactment, at any later date specified or unless given immediate effect by City Council.

Approved as to form:

City Attorney

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2

DRAFT #3
DATE: August 15, 2025

Dated: _____

An ordinance of the City of Lansing, Michigan, to amend Table 1243.03 of the Lansing Codified Ordinances to add “Liquor Store” to the Commercial Mixed-Use Districts Allowable Use Table of the Zoning Ordinance.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1243, Table 1243.03, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

Table 1243.03 Commercial Mixed-Use Districts Allowable Use Table							
P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE	MX-C	MX-1	MX-2	DT-1	DT-2	DT-3	Conditions
Commercial/Office							
Retail sales and Personal Services	P	P	P	C	P	P	Permitted on non-local streets. Permitted on local street only within 50’ of a non-local street.
Professional/business offices	P	P	P	P	P	P	
Active / Recreational Commercial	C	C	C	C	C	C	1. Permitted on non-local streets. 2. Any facilities or operations held outdoors shall be set back a minimum of 50’ from all property lines and shall be screened from view of all public rights-of-way and residential parcels of land by a six (6) foot-high opaque wood or vinyl fence, decorative screen wall or landscaped berm.
Animal Hospital	C	C	C	C	C	C	All operations must be completely enclosed in a soundproof building in such a way as to not produce any objectionable noises or odors at the lot lines.
Bank	P	P	P	P	P	P	
Boarding House	C	C	C	S	C	C	1. Permitted on non-local streets. 2. Staff must be on-site or on-call 24 hours a day
Clinic	C	C	C	C	C	C	At least one property line abutting and all points of ingress/egress directly to a non-local street
Consumer Goods Delivery	C		C				Not permitted on Activity Corridor street type.
Funeral Home	C		S		C	S	1. Assembly area for funeral procession shall be provided in addition to off-street parking requirements. 2. At least one property line abutting and all points of ingress/egress directly to a non-local street
Kennel, Animal Day Care	C	C	C		C		1. Structures must be setback at least 50 feet from each adjacent residential lot line. 2. Outside exercise run or treatment area must be located at least 100 feet from all lots lines and at least 400 feet from an adjacent residential lot line. 3. All operations must be controlled in such a way as to not produce any objectionable noises or odors at the lot lines.
Laundromat, dry cleaner	P	P	P		P	P	
Liquor Store	P	S	P		P	S	See Section 1250.02.13 1. Outdoor Seating shall not be installed.

Lodging Facility	P	P	P	S	P	P	
Mobile Food Vending (Food trucks and carts)	C	C	C		C		See Section 1250.02.10
Nursery, commercial greenhouse	C				C		1. The outdoor storage of landscape materials, other than plants, shall be screened from view of all public rights-of-way and residential parcels of land by a six (6) foot high opaque wood or vinyl fence, decorative screen wall or landscaped berm.
Parking facility	S	S	S	S	S	S	1. On Activity Corridors, the first floor of a parking structure shall have a minimum depth of 20 feet to be occupied by commercial uses permitted in the district. 2. Access drives shall be permitted on the ground level, provided they are collectively no more than 25% of the frontage. 3. The facade of the parking structure shall be integrally designed with the architecture of the overall building, utilize the same building materials, provide an architectural treatment at the top of the structure, such as a cornice, and have wall openings with proportions that comply with the fenestration requirements in Section 1246.04 4. New parking structures shall be designed with an upper story minimum clear height of 9'. 5. Parking Facilities shall conform with the requirements of Chapter 1252.
Place of Assembly	C	C	C	S	C	C	1. At least one property line abutting a non-local street. 2. Methods to minimize the impact of potential excessive noise on adjacent residential properties are required.
Restaurant, bar, tavern	C	C	C		C	C	Permitted on non-local streets. Permitted on local street only within 50' of a non-local street
Studio (dance, health, music, etc)	P	P	P	P	P	P	
Drive-thru, as accessory use	C	C	C	S	S		1. A drive-thru business may have a front setback greater than the build-to line required in the zoning district only to accommodate a travel lane for safe and efficient interior circulation. 2. No parking is allowed in the front yard. 3. The drive-through window shall be on the side or rear of the building. 4. Methods to minimize the impact of noise from outdoor speakers on adjacent residential are required. 5. The site will be adjacent to a Suburban Corridor, Arterial Corridor, Prime Connector, or Activity Corridor and all points of ingress and egress shall be directly onto one of the aforementioned street types. 6. Adequate waiting or standing areas for vehicles shall be provided on-site so that no vehicle is required to wait, stand, or be stored within a right-of-way, in accordance with the parking requirements of Chapter 1254.
Residential Uses							
Single-Family detached	C	C	C	P			Permitted only on local street
Two-Family dwelling				P	P		
Multi-Family dwelling	P	P	P	P	P	C	Ground floor multiple-family dwelling units not permitted on the frontage of Activity Corridor and Arterial Corridor street types.

Bed and Breakfast			C	C	C		1. Must be the principal residence of the owner and the owner shall live on the premises when in operation. 2. Must provide one surfaced off-street parking spot per guest room in addition to standard parking for residence. In MX-2 parking requirements are not exempt under Section 1254.01.04 (f)
Cottage Court, 3 to 6 bldgs.				C			See 1250.04.07
Housing Cooperative	C	C	C	C	C	C	See 1250.02.11
Rooming House				C			
Short-Term Rental				C			
Human Care Facilities							
Adult Day Care Facility				P	P		
Adult Foster Care (≤ 6)				P			
AFC small group home (≤ 12)				P	P		
AFC large group home (13-20)				S	S		
Child Care centers, preschools, and commercial day care	P	P	P	P	P	P	
Group Day Care Home (7-12 children, <24 hours/day)	C	C	C	C	C		1. The facility provides and maintains on the lot not less than 900 square feet of outdoor play space. 2. The use of the structure as a group day care home shall be clearly incidental to the principal residential use. 3. One person, other than a member of the family residing in the dwelling, may be employed, so long as that person is not the primary caregiver. 4. No change occurs in the outside appearance of the dwelling. 5. No signs are permitted. 6. The outdoor play space shall be fenced. This requirement can be waived by approval of the Planning Office if the specified outdoor area is common open space shared with other dwelling units.
Sheltered Care Facility	S				S		1. At least one property line abutting a Major Arterial street type 2. The proposed Sheltered Care Facility shall be located more than 1,500 feet from an existing Sheltered Care Facility which provides care for more than six persons.
Institutional							
Hospital	C	C	C	C	C	C	Permitted on non-local street type
Library	P	P	P	P	P	P	
Museum				P	P	P	
Park, open space, plaza	P	P	P	P	P	P	
Places of Worship	S	S	S	S	S	S	
Schools	P	P	P	P	P	P	
Trade school	P	P	P	P	P	P	
Industrial							
Cleaning, processing, servicing, or repair of any product	P	C	C		P	C	1. At least one property line abutting a non-local street. 2. Methods to minimize the impact of potential excessive noise on adjacent residential properties are required.

Logistics Terminal, Wholesale and Warehouse uses	S				S		<p>1. All activities conducted and materials stored shall be within an enclosed structure so as to not produce any objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare.</p> <p>2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.</p>
Industrial: Assembly, Fabrication, Manufacturing, Production, and Recycling	C				C		<p>1. All activities conducted and materials stored shall be within an enclosed structure so as to not produce any objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare.</p> <p>2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.</p>
Non-Hazardous Assembly, Fabrication, Production, and Manufacturing of consumer goods, with retail sales	C	C	C		C	C	<p>2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.</p>
Motor vehicle repair station	C				S		<p>1. All activities conducted and materials stored shall be within an enclosed structure so as to not produce any objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare.</p> <p>2. Methods to minimize the impact of excessive noise on adjacent residentially used properties are required.</p> <p>3. No materials, junk, or junk vehicles shall be stored on-site except within an enclosed building.</p>
Vehicle sales, vehicle leasing, and other outdoor sales facility	C		S		S		<p>1. The area of the lot on which the items displayed for sale are located shall be covered with Portland cement or asphaltic concrete.</p> <p>2. Each point of vehicular ingress and egress to the lot shall be not less than 60 feet from the intersection of any two streets.</p> <p>3. Any repair or refinishing which is done on the lot shall be done within the confines of an enclosed building.</p> <p>4. Any vehicles awaiting repairs must be stored in the side or rear yard and screened from the public right-of-way.</p> <p>5. Lighting shall be confined within and directed onto the parking area only.</p> <p>6. The area of the lot on which the items displayed for sale are located shall be at least eight (8) feet from all lot lines adjacent to the public right -of-way, excluding approved driveways, and any residentially zoned property. The buffer zone shall be landscaped, screened and buffered in accordance with the requirements of Section 1252.08.</p> <p>7. No junk, junk vehicles, or inoperable vehicles shall be stored on-site except within an enclosed building.</p>
Motor vehicle service station	C	C	C		C		<p>1. For a building located on a corner lot, the secondary front facade may occupy no less than 50% of the frontage. The remainder of the frontage not occupied by the building shall be screened per the parking standards of the district.</p> <p>2. The fueling pumps shall be located a minimum of 20 feet behind the build-to line.</p> <p>3. The canopy over the fueling pumps shall have a roof with the same slope as the principal building. Canopy clearance should not exceed 14' from the ground to the bottom of the canopy. Maximum canopy height is limited to 20'.</p> <p>4. One access per street frontage however a second access may be approved by city staff upon a finding that the additional access is essential for convenient access, and that the access is spaced adequately and designed to minimize conflicts per Section 1254.01.11. A secondary access drive is permitted for shared access with adjacent parcels.</p> <p>5. Vehicle sales or leasing shall not be accessory to the principal use.</p> <p>6. No materials, junk, or junk vehicles shall be stored on-site except within an enclosed building.</p>
Research laboratory	P	S	P	S	P	P	

Self-Storage Rental	S						
Infrastructure	S	S	S	S	S	S	
Adult Business Uses	S						See 1250.02.09
Accessory Uses							
Solar Energy Systems	P	P	P	P	P	P	
Solar Energy Systems - Storage	P	P	P	P	P	P	
Urban Agriculture	P	P	P	P	P	P	
Self-Storage Rental, as an accessory use	C					C	1. Permitted on non-local streets. 2. All activities conducted, and materials stored shall be within an enclosed structure. 3. Storage operations shall not exceed 50% of the principal building's gross floor area. 4. No storage activities or floor area shall be located along the primary frontage. 5. No storage activities, operations, or storage pods may be located on the exterior of the parcel.

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

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

6 Section 4. This ordinance shall take effect on the 14th day after enactment, at any later
7 date specified or unless given immediate effect by City Council.

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Motor Vehicle sales, vehicle leasing, and other outdoor sales facility; general	C		<ol style="list-style-type: none"> 1. The area of the lot on which the items displayed for sale are located shall be covered with Portland cement or asphaltic concrete. 2. Each point of vehicular ingress and egress to the lot shall be not less than 60 feet from the intersection of any two streets. 3. Any repair or refinishing which is done on the lot shall be done within the confines of an enclosed structure. 4. Any vehicles awaiting repairs must be stored in the side or rear yard and screened from the public right-of-way. 5. Lighting shall be confined within and directed onto the parking area only.
Sales and leasing of: commercial or industrial vehicles, equipment, and machinery; recreational vehicles and equipment	C		<ol style="list-style-type: none"> 6. The area of the lot on which the items displayed for sale are located shall be at least eight (8) feet from all lot lines adjacent to the public right -of-way, excluding approved driveways, and any residentially zoned property. The buffer zone shall be landscaped, screened and buffered in accordance with the requirements of Section 1252.08. 7. No junk, junk vehicles, or inoperable vehicles shall be stored on-site except within an enclosed building.
Motor Vehicle Service Station	C		<ol style="list-style-type: none"> 1. For a building located on a corner lot, the secondary front facade may occupy no less than 50% of the frontage. The remainder of the frontage not occupied by the building shall be screened per the parking standards of the district. 2. The fueling pumps shall be located a minimum of 20 feet behind the build-to line. 3. The canopy over the fueling pumps shall have a roof with the same slope as the principal building. Canopy clearance should not exceed 14' from the ground to the bottom of the canopy. Maximum canopy height is limited to 20'. 4. One access per street frontage however a second access may be approved by city staff upon a finding that the additional access is essential for convenient access, and that the access is spaced adequately and designed to minimize conflicts per Section 1254.01.11. A secondary access drive is permitted for shared access with adjacent parcels. 5. Vehicle sales or leasing shall not be accessory to the principal use. 6. Materials, junk, or junk vehicles shall be stored on-site and shall be within an enclosed building or on a hard surface in the rear yard and screened by a 6' opaque fence.
Power plants, Solar Array	P		
Research laboratory	P	P	
Salvage Yards / Junk Yards / Open Storage; Lumber Yard, Vehicle Towing and Storage	C		<ol style="list-style-type: none"> 1. The materials shall be enclosed by a structure or a fence, not less than eight feet in height, that obstructs vision from all property lines. 2. The materials stored within 30 feet of the fence shall not exceed the height of the fence. 3. A plan is submitted to and approved by the Zoning Administrator, which shows the type and location of the fence. 4. No outdoor burning occurs on the lot on which the salvage yard is located. 5. No objectionable noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, or glare shall extend past the subject property lines.
Sanitary land fill	S		
Self-Storage Rental	P		
Tool, die, and machine shops	P		
Infrastructure	P	S	

Wireless Communications Towers	S		
Adult Business Uses	S		See 1250.02.09
Residential Uses			
Two-Family dwelling		P	
Multi-Family dwelling	C	P	In Industrial Districts, multiple-family only as part of renovation of or addition to an existing structure.
Human Care Facilities			
Adult Day Care Facility		S	
AFC Foster Care (≤ 6)		P	
AFC small group home		P	
AFC large group home (13-20)		S	
AFC Congregate Care		S	
Child Care centers, preschools, and commercial day care	P	P	At least one property line abutting an arterial, suburban or activity corridor
Convalescent or Nursing Home		P	
Sheltered Care Facility		S	1. At least one property line abutting a Major street type. 2. The proposed Sheltered Care Facility is located more than 1,500 feet from an existing Sheltered Care Facility which provides care for more than six persons.
Institutional			
Hospital		P	
Museum	C	P	1. Front, rear and side yards are not less than 25 feet, except as provided below. 2. If a front, rear or side yard abuts a Commercial Mixed-Use District, then the yard which abuts such District shall meet the dimensional requirements of the District which abuts such front, rear or side yard.
Library	C	P	3. No parking exists in the front yard. 4. No accessory structure is located in the front yard.
Schools		C	All education facilities, except elementary or middle schools, must have at least one property line abutting and all points of ingress/egress directly to an arterial, suburban or activity corridor
Trade school	C	C	
Park, open space, plaza	P	P	
Places of Worship	S	S	
Commercial/Office			
Retail Sales and Personal Services	P	P	
Professional/Businesses Offices	P	P	
Active / Recreational Commercial	P	P	
Animal Hospital	C	C	All operations must be completely enclosed in a soundproof building in such a way as to produce no objectionable noises or odors at the lot lines
Bank	P	P	

Boarding House		P	1. Permitted on non-local streets. 2. Staff must be on-site or on-call 24 hours a day
Clinic	P	P	
Funeral Home	P	P	
Kennel	C		1. Structures must be setback at least 50 feet from each adjacent residential lot line. 2. Outside exercise run or treatment area shall be screened and must be located at least 100 feet from all lot lines and at least 300 feet from an adjacent residential lot line. 3. All operations must be controlled in such a way as to produce no objectionable noises or odors at the lot lines.
Laundromat, dry cleaner	P	P	
Liquor Store	P		See Section 1250.02.13 1. Outdoor Seating shall not be installed.
Lodging Facility	P	C	Permitted on non-local streets
Mobile Food Vending (Food trucks and carts)	C	C	See Section 1250.02.10
Nursery, commercial greenhouse	P		
Parking facility	S	S	1. On Activity Corridors, the first floor shall have a minimum depth of 20 feet to be occupied by commercial uses permitted in the district. 2. Access drives shall be permitted on the ground level, provided they are collectively no more than 25% of the frontage. 3. The facade of the parking structure shall be integrally designed with the architecture of the overall building, utilize the same building materials, provide an architectural treatment at the top of the structure, such as a cornice, and have wall openings with proportions that comply with the fenestration requirements in Section 1246.04 4. New parking structures shall be designed with an upper story minimum clear height of 9'. 5. Parking facilities shall conform with Chapter 1252.
Places of Assembly	C	C	Permitted on non-local streets
Restaurant, bar, tavern	C	C	Permitted on non-local streets.
Studio (dance, health, music, etc.)	P	P	
Drive-thru, as accessory use	C		1. A drive-through business may have a front setback greater than the build-to line required in the zoning district only to accommodate a travel lane for safe and efficient interior circulation 2. No parking is allowed in the front yard. 3. The drive-through window shall be on the side or rear of the building. 4. Methods to minimize the impact of noise from outdoor speakers on adjacent residential are required. 5. The site must be adjacent to a Suburban Corridor, Arterial Corridor, Prime Connector, or Activity Corridor and all points of ingress and egress will be directly onto said street type. 6. Adequate waiting or standing areas for vehicles shall be provided on-site so that no vehicle is required to wait, stand, or be stored within a right-of-way, in accordance with the parking requirements of Chapter 1254.
Accessory Uses			
Solar Energy Systems	P	P	
Solar Energy Systems Storage	P	P	
Urban Agriculture	P	P	

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

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

6 Section 4. This ordinance shall take effect on the 14th day after enactment, at any later
7 date specified or unless given immediate effect by City Council.

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