

CHARTER TOWNSHIP OF BROWNSTOWN

WAYNE COUNTY, MICHIGAN

ORDINANCE NO. 141-58

AN ORDINANCE TO AMEND ZONING ORDINANCE NO. 141, PART II, "ZONING DISTRICT", ARTICLE 7, "TOWN CENTER DISTRICTS", SECTION 7.02, "SCHEDULE OF USES" TABLE 702, BY ADDING AUTOMOBILE FILLING/SERVICE STATION, FUNERAL HOME, RESTAURANTS, DRIVE-IN & DRIVE THRU; AND TO AMEND SECTION 7.04 (7) BY STRIKING THE WORD "CONDITIONAL" AND ADDING "LAND"; AND BY DELETING SUBSECTION 704(c) IN ITS ENTIRETY; AND BY AMENDING SECTION 7.07 BY STRIKING CERTAIN WORDS; AND AMENDING SECTION 7.08 BY ADDING A SUBSECTION 7.08 (c)

The Charter Township of Brownstown ordains:

**Section 1.** Ordinance No. 141, "ZONING ORDINANCE", Article 7, Section 7.02, Table 7.02, shall now read as follows:

"17. Automobile Filling/Service Station" scu Section 11.05(a)

18. Funeral Home p Section 11.04(c)"

Thereafter, all subsequent sections shall be renumbered from 19-30.

"31. Restaurants, Drive-In & Drive Thru scu Section 11.06(c)"

Thereafter, all subsequent sections shall be renumbered from 32 – 43"

**Section 2.** Ordinance No. 141, "ZONING ORDINANCE", ARTICLE 7, SECTION 7.04 (a) (7), shall now read as follows:

"(a)(7) Drive-Thru Service. Accessory drive-through windows may only be permitted with special land use approval. There shall be no more than one (1) drive-through lane, except banks which may have up to three. The drive-through shall be located on the rear or side of the building where it is least visible from a public road."

**Section 3.** Ordinance No. 141, "ZONING ORDINANCE", Article 7, Section 7.04 (c), shall be deleted in its entirety.

**Section 4.** Ordinance No. 141, "ZONING ORDINANCE", Article 7, Section 7.07, shall now read:

All developments shall be designed to create cohesive community neighborhoods through a network of spaces such as parks, plazas and

common open space areas for passive or active recreation and resident interaction. Site plan submissions shall include an open space and landscape plan that provides the following:

**Section 5.** Ordinance No. 141 "ZONING ORDINANCE", Article 7, Section 7.08(c), shall be added and shall read:

"(c) **Modifications.** The Planning Commission may approve deviations from the requirements of this Article, excluding the Schedule of Uses found in Section 7.02. Deviations shall be evaluated based upon the following criteria:

(1) The resulting development meets the purpose of the Town Center District and is consistent with the desired character of the Town Center, as described in the Brownstown Township Master Plan.

(2) Use of innovative and creative design where the resulting development fits within the context of adjacent buildings along the block.

(3) The building(s) shall be oriented towards the front sidewalk and maintain or enhance the continuity of the pedestrian-oriented environment.

(4) The exterior finish materials shall be of equal or better quality and durability as those permitted herein, with the intent to allow for new technologies in building material while maintaining the desired character of the Town Center.

(5) Ground floor windows shall be provided along the front sidewalk to maintain the pedestrian orientation of the streetscape and upper story windows shall not be incompatible with the rhythm and proportions of windows on other buildings along the block.

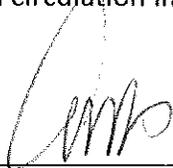
(6) There are unique property conditions in support of the proposed deviation(s)."

**Section 6.** **Severability.** If any article, section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such article, section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

**Section 7.** **Repealer.** All ordinances, resolutions or orders, or parts of ordinances in conflict with the provisions of this Ordinance to the extent of such conflict, are hereby repealed.

**Section 8.** **Effective Date; Publication.** This Ordinance was approved and adopted by the Township Board of Brownstown Charter Township, Wayne County, Michigan, on August 3, 2015, after introduction and a first

reading on July 6, 2015, and publication after first reading as required by Act 359 of the Michigan Public Acts of 1947, as amended. This Ordinance shall be effective immediately upon publication, in The News Herald, a newspaper having general circulation in the Township.

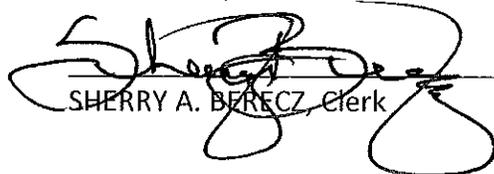


ANDREW LINKO, Supervisor



SHERRY A. BERECZ, Clerk

I further certify that the foregoing was published in The News Herald, a newspaper of general circulation in the Charter Township of Brownstown, on the 9th day of August, 2015.



SHERRY A. BERECZ, Clerk