

CITY OF DEARBORN HEIGHTS
COUNTY OF WAYNE
STATE OF MICHIGAN
ORDINANCE NO. H-18-08
ZONING ORDINANCE AMENDMENT

AN ORDINANCE TO AMEND THE DEARBORN HEIGHTS ZONING ORDINANCE, CHAPTER 36, AS AMENDED, TO AMEND THE REGULATIONS CONTAINED IN THE C-3 DISTRICT.

THE CITY OF DEARBORN HEIGHTS ORDAINS:

Section 1.

AMENDMENT

The City of Dearborn Heights Zoning Ordinance, Article VI, Use Standards, Division 2, Commercial Uses, section 36-162, is hereby amended to read as follows:

Sec. 36-162. - Automobile or vehicle dealerships.

Automobile or vehicle dealers, including those establishments with repair facilities and/or outdoor sales space, shall be subject to the requirements of this section. These requirements shall apply to operations involved in the sale, lease or rental of new or used vehicles, house trailers, recreational vehicles, trucks, and other vehicles. Recreational vehicle dealers shall be further subject to the requirements of section 36-233:

- (1) Frontage. All automobile dealerships shall have a minimum frontage of sixty (60) feet along a major thoroughfare.
- (2) Setbacks. Outdoor sales lots, parking areas, and other vehicle maneuvering areas shall comply with the locational requirements for parking lots, as specified in section 36-363, General standards.
- (3) Landscaping adjacent to road. The required greenbelt for an automobile dealership may be sodded in lieu of other plantings required in section 36-398.
- (4) Grading, surfacing, and drainage. Outdoor sales lots, parking areas, and other vehicle maneuvering areas shall be hard-surfaced with concrete or plant-mixed bituminous material, and shall be graded and drained so as to dispose of surface waters. Grading, surfacing, and drainage plans shall be subject to review and approval by the city engineer.
- (5) Servicing of vehicles. Any servicing of vehicles shall be subject to the following requirements:
 - a. Service activities shall be clearly incidental to the vehicle sales operation.
 - b. Vehicle service activities shall occur within a completely enclosed building.

c. Partially dismantled vehicles, damaged vehicles, new and used parts, and discarded parts shall be stored within a completely enclosed building.

d. There shall be no external evidence of the service operations, in the form of dust, odors, or noise, beyond the service building.

(6) Additional use standards.

a. Broadcasting devices prohibited. Devices for the transmission or broadcasting of voice or music shall be prohibited outside of any building.

b. Permanent building required. There shall be provided on the site a permanent building within which records of the dealership shall be stored.

c. Any automobile dealership shall comply with applicable city and county health regulations.

(7) In order to prevent the oversaturation of automobile dealerships within the local market, to help maintain an inventory of building sites suitable for diverse businesses within the city, and to promote the aesthetic appeal of the city's commercial corridors, no automobile dealership may be located closer than one thousand (1,000) feet from another automobile dealership located within the city borders unless both are part of a planned automotive mall. In keeping with the intent of this ordinance section, automobile dealerships located outside the City of Dearborn Heights shall not be considered in the application of this separation regulation.

Section 2.

REPEAL

All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 3.

SEVERABILITY

Should any section, subsection, clause, or phrase of this ordinance be declared by the courts 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.

SAVINGS

The proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

Section 5.

EFFECTIVE DATE

This ordinance shall become effective upon publication as provided by law.

Section 6.

AUTHENTICATION

This is to certify that the undersigned do hereby authenticate the foregoing record of the ordinance herein set forth.

DANIEL S. PALETKO, Mayor

WALTER J. PRUSIEWICZ, Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and correct copy of this ordinance adopted by the Council for the City of Dearborn Heights at a regular meeting of the Council held on the 27th day of November 2018, and became effective by publication in the official newspaper of the City of Dearborn Heights on the 3rd day of December 2018.

WALTER J. PRUSIEWICZ, Clerk

Publication Date: December 3, 2018

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