

## CITY OF GROSSE POINTE PARK

### ORDINANCE NO. 204

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF GROSSE POINTE PARK BY AMENDING ARTICLE VI, SEC. 27-42, 27-43, 27-51, AND 27-52, AND DELETING ARTICLE VIII, B-2 GENERAL BUSINESS DISTRICTS.

Section 1. Sec. 27-42 of Article VI, entitled Principal Uses Permitted, of the Code of the City of Grosse Pointe Park is amended to read in its entirety as follows:

In an Office Service District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales subject to the limitations contained below in Section 27-44, Required Conditions;
2. Public buildings, properties and facilities;
3. Banks, credit unions, savings and loan associations, and similar uses;
4. Personal service establishments including barber shops and beauty shops;
5. Offstreet parking lots;
6. Uses similar to those above enumerated and consistent with the maintenance of the suburban residential nature of the community, provided the Board of Appeals shall have made a finding that such use is in fact similar and so consistent;
7. Terrace dwellings subject to the following conditions:
  - (a) The terrace dwellings shall be located on a zoning lot which contains not less than 15,000 square feet in area and located on a street designated as a County Primary Road pursuant to MCLA §247.655;
  - (b) Dwelling unit density on the zoning lot shall not exceed the applicable standard set forth on the schedule in Section 27-81;
  - (c) Outdoor parking spaces or driveways serving parking spaces which abut any residential district shall be screened from the abutting residential district and from public streets or alleys by a greenbelt or wall constructed and maintained under the standards set forth in Sections 27-98 and 27-99 of this Chapter; and
  - (d) Building elevation drawings and landscape plans shall be submitted for approval and be approved by the Planning Commission and any building

permits shall require compliance with approved site plans, building elevation drawings and landscape plans.

8. Accessory structures and uses customarily incident to the above permitted uses.

Section 2. Sec. 27-43 of Article VI, entitled Principal Uses Permitted Subject to Special Conditions, of the Code of the City of Grosse Pointe Park is amended to read in its entirety as follows:

The following uses may be permitted by the Planning Commission subject to the conditions hereinafter imposed for each use and including the review and approval of a site plan by the Planning Commission and subject further to a public hearing held in accord with Section 27-146:

1. An accessory use customarily related to a principal use authorized by this section, such as but not limited to a pharmacy or apothecary shop, or optical service, may be permitted;
2. Mortuary establishments, when adequate assembly area is provided offstreet for vehicles to be used in funeral processions, provided further that such assembly area shall be provided in addition to any required offstreet parking area. A caretaker's residence may be provided within the main building of mortuary establishments;
3. Publicly owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, or gas regulator stations; and
4. Automobile dealerships subject to the following:
  - (a) Body, paint and bump shops shall not be a part of such dealership;
  - (b) A site of not less than one (1) acre shall be provided; and
  - (c) All storage of new and used automobiles, parking of vehicles repaired or awaiting repair, and employee and customer parking shall be provided on the site.
5. Medical, dental, and physical therapy offices, including clinics, that are open to the public only between 7:30 a.m. and 7:00 p.m. on Mondays through Fridays, and Saturdays between 7:30 a.m. until 4:00 p.m., and which do not have overnight patients.

Section 3. Sec. 27-52 of Article VII, entitled Principal Uses Permitted, of the Code of the City of Grosse Pointe Park is amended to read in its entirety as follows:

In a Local Business District, no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses unless otherwise provided did in this Ordinance:

1. All uses permitted and uses permitted subject to special conditions in the OS-1 Office Service District;
2. Retail establishment for the sale of new goods at retail excluding establishments that sell alcoholic beverages;
3. Catering establishments, not including catering halls;
4. Dry cleaning establishment;
5. Florist shop;
6. Restaurant, including establishments serving alcoholic beverages;
7. Shoe repair shop;
8. Tailor shop;
9. Any retail business or service establishment permitted in OS-1 and B-1 Districts as Principal Uses Permitted and Uses Permitted Subject to Special Conditions;
10. Business or commercial schools;
11. Electrical repair shops;
12. Cleaning or laundry establishments;
13. Painting and decorating shops;
14. Plumbing shops;
15. Print shops;
16. Private clubs and lodge halls;
17. Upholstering shops;
18. The repair, conversion, alteration, finishing, assembling, servicing, fabrication, otherwise processing or storage of goods primarily as a custom service or for the sale at retail on the premises, provided the foregoing are incidental to the retail function when not a custom service.

There shall not be in connection therewith any operation of machinery or the conduct of any process or activity, the display or storage of goods or facilities in

such a manner as to be noxious or offensive by reason of odors, fumes, dust, smoke, waste, vibration, noise, lighting, advertising or manifest unsightliness;

19. Uses similar to those above enumerated and consistent with the maintenance of the suburban residential nature of the community, provided the Board of Appeals shall have made a finding that such use is in fact similar and so consistent.

Section 4. Article VIII, entitled B-2 General Business Districts, of the Code of the City of Grosse Pointe Park is deleted and removed in its entirety.

Section 5. This Ordinance shall take effect on publication.