

ZONING

An ordinance to amend Chapter 62, Zoning, of the Village of Brooklyn, Michigan, municipal code pertaining to commercial districts; district area, yard, height and bulk regulations; and outdoor display or storage.

THE VILLAGE OF BROOKLYN, JACKSON COUNTY, MICHIGAN (THE “VILLAGE”) ORDAINS:

CHAPTER 62, ZONING.

Chapter 62, *Zoning*, Article III, *Zoning District Regulations*, Division 3, *Commercial Districts*, Sec. 62-117, *Table of permitted and conditional uses – retail establishments and offices*; Division 7, *District Area, Yard, Height and Bulk Regulations*, Sec. 62-138, *Table of district area, yard, height and bulk regulations*; and Article IV, *Supplemental Regulations*, Division 19, *Outdoor Display or Storage*, of the Village of Brooklyn Code of Ordinances is amended as follows:

ARTICLE III. – ZONING DISTRICT REGULATIONS

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DIVISION 3. - COMMERCIAL DISTRICTS

Sec. 62-117. Table of permitted and conditional uses - retail establishments and offices.

The following retail and service establishments and offices are permitted (P) or conditional (C) within the various zoning districts. Conditional uses require approval by the village council upon the recommendation of the planning commission according to the procedures of section 62-612.

	Retail and service establishments.	R-1	R-2	C-1	C-2	I-1
(a)	Retail establishments within enclosed buildings, excluding drive-through and -in services.			P	P	P
(b)	Drive-through and -in services accessory to retail establishments.				C	C
(c)	Building supply sales, lumberyard, garden and lawn supply store and other similar retail establishments with outdoor sales/storage.				C	P
(d)	Establishments serving food and beverages, including carry-out and outdoor seating but excluding drive-through and -in services.			P	P	P
(e)	Drive-through and -in services accessory to establishments serving food and beverages.				P	P
(f)	Automobile service stations.				C	P
(g)	Carwashes.				C	P
(h)	Major vehicle repair and body shops.				P	P
(i)	Minor automobile maintenance such as oils change, brake service, and tire shops.				C	P
(j)	Automobile sales.				C	P
(k)	Machinery sales, farm or industrial.				C	P
(l)	Wholesale of any commodity made or processed onsite.					P
(m)	Feed, fertilizer, sales and storage.				C	P
(n)	Personal service establishments such as barber/beauty shops, dry cleaning drop-off stations, shoe repair shops, and tailor shops.			P	P	
(o)	Body-piercing establishments and tattoo parlors subject to the provisions of section 62-121.			P	P	
(p)	Bank, loan and financial offices, excluding drive-through services.			P	P	P
(q)	Drive-through services accessory to bank, loan and financial offices.				C	P
(r)	Administrative, legal, accounting, insurance, and real estate offices and uses of similar nature, excluding drive-through and -in services.			P	P	
(s)	Drive-through and -in services accessory to administrative, legal, accounting, insurance, and real estate offices and uses of similar nature.			C	P	
(t)	Outdoor display or storage of items, products and materials owned, produced or for sale by the principle business subject to the provisions of section 62-511.			C	C	C

DIVISION 7. - DISTRICT AREA, YARD, HEIGHT AND BULK REGULATIONS

Sec. 62-138. Table of district area, yard, height and bulk regulations.

Zoning		Lot Requirements			Minimum Yard Requirements			Maximum Building Height Requirements			
District	Symbol	Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage	Front	Side	Rear	Principal	Accessory	Minimum Transition Strip Requirements	
Single- and Two-family Residential	R-1	7,500 square feet	50 feet	30%	25 feet	8 feet	25 feet	2½ story or 35 feet	12 feet		Single-family detached dwelling units.
		10,000 square feet	80 feet			20 feet total					Two-family dwelling units.
		One-half acre	80 feet			25 feet*					All other uses.
Multiple-family Residential	R-2	7,500 square feet	60 feet	25%	25 feet	10 feet	25 feet	2½ story or 35 feet	12 feet		Single-family detached dwelling units.
		10,000 square feet	80 feet			25 feet total					Two-family dwelling units with central sewerage.
		15,000 square feet	120 feet			25 feet*					15,000 square feet for first three dwelling units plus 2,000 square feet for each

											additional dwelling unit.
		One-half acre	120 feet								All other uses.
Central Business	C-1	See the Dimensional Requirements in section 62-161(a) and the Building Design Guidelines in section 62-162(a) of division 8 of this article.									
General Commercial	C-2	15,000 square feet	100 feet	30%	15 feet 35 feet total	35 feet	20 feet	35 feet	25 feet	15 feet wide and fence, wall or hedge 4 feet to 6 feet high if abutting a residential district. 20 feet wide landscaped strip if fronting a public street.	Subject to parking provisions in Division 4 – Off-Street Parking
Light Industrial	I-1	20,000 square feet	80 feet	40%	15 feet 35 feet total	35 feet	35 feet	35 feet	25 feet	25 feet wide and fence 4 feet but 8 feet high if abutting a residential or commercial district. 20 feet wide landscaped strip if fronting a public street.	Subject to parking provisions in Division 4 – Off-Street Parking
Planned Unit Development	PUD	Regulations pursuant to division 6 (planned unit development overlay district (PUD)) of article V (administrative and amendment procedures).									

*Corner lot

ARTICLE IV. – SUPPLEMENTAL REGULATIONS

DIVISION 19. OUTDOOR DISPLAY OR STORAGE

Sec. 62-511. Required conditions enumerated.

For those uses requiring site plan review or conditional use permit, the outdoor display or storage of goods, materials and equipment, except trucks operated by the principal business, shall be subject to the following conditions:

- (a) The location and size of areas for such storage, nature of items to be stored therein, and details of the enclosure, including description of materials, height and typical elevation of the enclosure shall be provided as part of the information submitted under division 3 (site plan review required in specific districts) of article V (ordinance administration).
- (b) Such storage shall not be located within the area between the front face of the building, as extended across the entire width of the lot, and the street right-of-way, or in any required side yard or rear yard, except under the following provision:
 - (1) A property within the general commercial district with a setback greater than the minimum required may, with an approved conditional use permit, locate outdoor display or storage between the front face of the building and the street right-of-way, except within the area required for the front setback.
- (c) Such storage shall not be located in any required parking space or loading space.
- (d) Such storage shall be strictly and clearly incidental to the principal use and only products and materials owned or produced by the principal business, and equipment owned and operated by the principal use shall be permitted for storage under this subsection. Such storage shall not be permitted as a principal use of a lot.
- (e) The area for such display or storage shall be screened from view on all sides in a manner as approved during the site review or conditional use permit process, except under the following provision:
 - a. Properties within a general commercial district which meet the requirements of (b)(1), above, may display products or items for sale within the area delineated in an approved conditional use permit in an open area or within an approved fenced area. During the conditional use permit process, such properties may be exempted from the screening requirement.
 - b. Outdoor display or storage of items, products and materials owned, produced or for sale by the principal business, including, but not limited to:
 - i. Nursery items and supplies
 - ii. Lawn and garden equipment
 - iii. Playground equipment
 - iv. Seasonal items

Secs. 62-512 – 62-525. Reserved.

Effective Date.

Publication of this ordinance shall be made by causing a true copy thereof to be inserted once in a newspaper circulating within the Village of Brooklyn, which insertion shall be made within thirty (30) days after its passage. This ordinance shall take effect immediately upon its publication.

On a motion by Village Council member Bliven, seconded by Village Council member Robinson, the Village of Brooklyn, County of Jackson, State of Michigan, by a majority vote of the Village Council, hereby approves the above amendment to the Code of Ordinances.

YEAS: Robinson, Bliven, Hicks, Krauss, Jenson, Roberts

NAYS: None

ABSENT/ABSTAIN: Bach

Ordinance declared adopted on August 8, 2022.



Estella Roberts, Village President
Village of Brooklyn

CERTIFICATE OF ADOPTION AND PUBLICATION

I, Mick Linderman, the Clerk of the Village of Brooklyn, hereby certify that the foregoing ordinance is a true and complete copy of an ordinance enacted by the Village Council of the Village of Brooklyn, County of Jackson, State of Michigan, at a regular meeting held on August 8, 2022. Said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meeting Act, being Act 267, Public Acts of Michigan, 1976. The minutes of said meeting were kept and will be or have been made available as required by said Act. Said ordinance shall be published in the Brooklyn Exponent, a newspaper of general circulation in the Village of Brooklyn, within thirty (30) days of adoption.



Mick Linderman, Village Clerk
Village of Brooklyn