

CHAPTER 17.48 BC-1 CHRYSLER BUSINESS DISTRICT

17.48.010 STATEMENT OF PURPOSE

The BC-1 Chrysler Business District is intended to permit a wider range of business activities along the interstate corridor, entrance ramps, and exit ramps than those permitted in other business districts within the City. The BC-1 Chrysler Business District is intended to permit uses that are not only conducive to vehicular traffic but provide a transition to the more pedestrian oriented business districts along John R and Nine Mile Roads. The intended potential customer base for these uses is the entire municipality along with the surrounding communities throughout the southeastern Michigan region.

17.48.020 PRINCIPAL PERMITTED USES

In the BC-1 District, no use shall be permitted, unless otherwise provided in this chapter, except the following:

- A.** All principal permitted uses within the LB District and CB District.
- B.** Essential public services and buildings.
- C.** Places of worship.
- D.** Assembly halls, private clubs, lodges or fraternal organizations.

17.48.030 PERMITTED USES AFTER SITE PLAN APPROVAL

The following uses may be permitted subject to the standards outlined in Section 17.60.080 *Site Plan Approval* and approval by the Planning Commission.

- A.** All principal permitted uses within the LB District and CB District, with drive through service windows.
- B.** All uses permitted within the LB District and CB District after site plan approval.
- C.** All uses permitted within the LB District and CB District after site plan approval, with drive through service windows.
- D.** Automobile wash establishments
- E.** Building and lumber supply or contracting firms, excluding outside storage.
- F.** Garden centers.

- G. Contractor's offices and storage facilities, without outdoor storage.
- H. Multiple-family dwellings, including apartments, provided that all such properties shall have at least one property line abutting a major thoroughfare.

17.48.040 PERMITTED USES AFTER SPECIAL LAND USE APPROVAL

The following uses may be permitted subject to the conditions imposed in Section 17.60.070, *Special Land Use Approval*, and subject further to a public hearing by the Planning Commission and approval by the City Council.

- A. Any permitted uses after special approval in the LB District and CB District.
- B. Building and lumber supply or contracting firms, including landscape construction services, with accessory outside storage of equipment and materials on the same lot.
 - 1. An 8 foot masonry wall shall be required to screen the storage area from the street and other properties.
 - 2. No materials shall be stored above the height of the required wall.
 - 3. Outdoor storage shall not be permitted unless sufficient off-street parking is provided.
 - 4. No junk or inoperative or unlicensed vehicles shall be stored.
 - 5. All storage areas shall be paved and drained.
 - 6. No trailer, mobile home, or truck trailer shall be stored or used for storage.
 - 7. The storage of soil, fertilizer and similar loosely packaged materials shall be contained and covered to prevent them from blowing into adjacent properties.
 - 8. The storage yard shall be located on a site occupied by a building where personnel are present during normal business hours to supervise and maintain the storage yard and operate the business.
- C. Contractor equipment sales or rental establishments, including accessory and outdoor storage, provided a contractor equipment storage yard shall not be created as the principal use of a site.
 - 1. An 8 foot masonry wall shall be required to screen the storage area from the street and other properties.
 - 2. No materials shall be stored above the height of the required wall.
 - 3. Outdoor storage shall not be permitted unless sufficient off-street parking is provided.
 - 4. No junk or unlicensed or inoperative vehicles shall be stored.
 - 5. All storage areas shall be paved and drained.

6. No trailer, mobile home, or truck trailer shall be stored or used for storage.
 7. The storage of soil, fertilizer and similar loosely packaged materials shall be contained and covered to prevent them from blowing into adjacent properties.
 8. The storage yard shall be located on a site occupied by a building where personnel are present during normal business hours to supervise and maintain the storage yard and operate the business.
- D.** Automobile, truck, motorcycle, trailer, recreational vehicle, or boat showrooms, excluding outdoor storage or display of sales products.
1. The premises must contain a registered repair facility on site for the repair and servicing of motor vehicles of a type sold at the established place of business, unless the dealer has entered into written agreement with a registered repair facility at a location not to exceed 10 miles distance from the established place of business. If repairs are conducted pursuant to a servicing agreement, the servicing agreement must be conspicuously posted in the office.
 2. All servicing and repair of vehicles, where permitted, shall be subject to the following requirements:
 - a. Service and repair activities shall be clearly incidental to the vehicle sales operation.
 - b. Vehicle service and repair 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. All establishments engaged in automobile repair and service shall provide and comply with a plan for the disposal of all chemicals used on the premises.
- E.** Outside display of new or used motor vehicle or recreational vehicle sales or rentals, including boats, snowmobiles, travel trailers, campers, motor homes, mobile homes, tents and accessory equipment.
1. Land display of no less 1,3000 square feet to accommodate the display of a minimum of 10 vehicles of the kind and type that the dealer is licensed to sell and an additional 650 square feet for customer parking, plus a minimum of 2 employee parking spaces per each display of vehicles of a fraction thereof, plus 1 per 350 square feet of service bay. The display and customer parking areas must be adequately surfaced and well lit during business hours.
 2. The vehicle display space shall be pavement-marked with a minimum width of 9 feet and a minimum length of 20 feet.
 3. All display areas for vehicles shall be paved.
 4. The premises must contain a registered repair facility on site for the repair and servicing of motor vehicles of a type sold at the established place of business, unless the dealer has entered into written agreement with a registered repair facility at a location not to exceed 10 miles distance from the established place of business. If repairs are conducted pursuant to a servicing agreement, the servicing agreement must be conspicuously posted in the office.

5. All servicing and repair of vehicles, where permitted, shall be subject to the following requirements:
 - a. Service and repair activities shall be clearly incidental to the vehicle sales operation.
 - b. Vehicle service and repair 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. All establishments engaged in automobile repair and service shall provide and comply with a plan for the disposal of all chemicals used on the premises.
6. An exterior sign displaying the name of the dealership, that is permanently affixed to the building of land, with letters visible from a highway, identifies the premises.
7. Devices for the outdoor broadcasting of voice, telephone monitoring, music or any other amplified sound shall be prohibited outside of any building.
8. See Chapters 5.09, Automobile and Trailer Dealers, and 5.48, Motorcycle Renting and Leasing, of the Hazel Park Municipal Code for additional requirements.

F. Recreational vehicle storage yards

7. Storage areas shall be enclosed by a fence 8 feet in height.

17.48.050 REQUIRED CONDITIONS

The following conditions are required for all uses in the BC-1 District:

- A. All business shall be for the purpose of dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
- B. No business shall sell live animals.
- C. Parking or storage of unlicensed or inoperable vehicles shall be prohibited.
- D. Vehicles parked on a site shall not be used for storage, sales or advertising.

17.48.060 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

A. Area, height, bulk and placement requirements for the BC-1 District shall be as follows:

Minimum Lot Width (in feet)	Minimum Lot Area (in square feet)	Maximum Lot Coverage (Percent)	Minimum Ground Floor Area (in square feet)	Maximum Ground Floor Area (in square feet)	Maximum Height of Building (in feet)	Minimum Yard Setbacks (in feet)		
						Front	Side	Rear
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(A) No setback is required unless that property line abuts a residential district, in which case a 10 foot setback shall be required.

(B) In cases where a property abuts a public alley, half of the width of the alley may count toward the rear yard setback requirements.

- B. PLANNED UNIT DEVELOPMENTS.** Area, height, bulk, and placement requirements for the BC-1 District may be superseded for a planned unit development (PUD) in accordance with the requirements of Chapter 17.58, *Planned Unit Development*.

17.48.070 DESIGN STANDARDS

The purpose of the following architectural and site design standards is to evaluate proposed buildings and site improvements during site plan review to ensure that certain design and appearance standards are maintained. These standards provide a means of evaluating whether the proposed building design and site layout meet the overall intent of site plan review, the Master Plan, and this title. These standards also are intended to protect the general health, safety, and welfare of the city by ensuring that the city's property values, building designs, appearance, character, and natural resources are preserved and respected by achieving high-quality design and adding distinctive architectural features and roof lines to the viewscales of the city, while providing for architectural creativity.

- A. BUILDING MATERIALS.** Building materials shall be primarily natural products, conveying permanence, such as brick, decorative masonry block, stone, drivet, or beveled wood siding.
- B. WINDOWS.** 30 to 80 percent of the first floor elevation shall consist of windows.
- C. ENTRANCES.** Main entrances shall be emphasized prominent details such as deep overhangs, recesses, peaked roof forms, porches, or arches.
- D. EXCEPTIONS.** The Planning Commission may waive the requirements set forth above, if it finds that the standards for site plan approval (Section 17.60.080) have been met.

17.48.080 SITE PLAN REVIEW

Site plan review requirements are as provided in Section 17.60.080, *Site Plan Review*.