

**RESOLUTION 15-007  
CITY OF ROMULUS  
APPENDIX A - ZONING  
AMENDMENT 1.219**

**AN ORDINANCE AMENDING ARTICLE 8 INDUSTRIAL DISTRICTS; ARTICLE 11 USE STANDARDS, SECTION 11.07, VEHICLE REPAIR, SERVICE AND PARKING, SECTION 11.10, INDUSTRIAL MANUFACTURING, SECTION 11.11 CONSTRUCTION CONTRACTORS/SUPPLIES, SECTION 11.12, TRANSPORTATION AND WAREHOUSING, SECTION 11.17, ACCESSORY; AND ARTICLE 24 DEFINITIONS, SECTION 24.10 DEFINITIONS "I", SECTION 24.20 DEFINITIONS "T", AND SECTION 24.22 DEFINITIONS "V" OF THE ZONING ORDINANCE FOR THE CITY OF ROMULUS.**

**THE CITY OF ROMULUS ORDAINS:**

SHORT TITLE: This Ordinance shall be known and cited as the Amended Zoning Ordinance.

***SECTION 1. Article 8 is amended to read as follows:***

**Section 8.01 Statement of Purpose**

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- (a) **O-R, Office Research District.** The O-R, Office Research District is designed to primarily accommodate office, scientific, business, technological research operations, related testing operations, and other related uses where office, technology and scientific research activities are mutually dependent or developmental in nature; in a spacious, open type environment devoid of nuisance factors commonly present in nonresidential districts; and to permit uses which support and complement permitted uses in this district, or which are vital to the principal uses and required to be located close to them; and the result shall be development planned in a coordinated manner with well-designed buildings and sites. It is further the intent of this district to contain all activities within an enclosed building with no outdoor storage and only extremely limited outdoor activities or accessory buildings allowed.
- (b) **M-1, Light Industrial District.** The M-1 District permits light industries, such as light manufacturing, assembly or processing of previously refined materials; small-scale warehousing, distribution and trucking operations; and other industrial uses that have no adverse impact upon neighboring districts along with certain commercial uses that provide supportive services to persons working within or visiting the district. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, not be permitted. Uses in this district have less impact on

surrounding uses and generate less truck traffic than the industrial districts listed below. Therefore, limitations regarding the degree of noise, smoke, glare, odor, and vibration are placed upon such uses. It is intended that this district act as a transition between heavier industrial uses and residential or commercial areas. The general goals of this use district include, among others, the following specific purposes:

- (1) To provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for the types of industrial and related uses described herein.
- (2) To protect abutting residential districts by separating them from industrial activities, and by prohibiting the use of such industrial areas for new residential development.
- (3) To promote industrial development which is free from danger of fire, explosion, toxic and noxious matter, radiation, and other hazards, and from offensive noise, vibration, smoke, odor, and other objectionable influences.
- (4) To promote the most desirable use of land in accordance with a well-considered plan. To protect the character and established pattern of adjacent development, and in each area to conserve the value of land and buildings and other structures, and to protect the City's tax revenue.

(c) **M-2, General Industrial District.** The M-2 District is intended to permit heavier industrial uses than permitted in the above districts that are primarily of a manufacturing, assembling, and fabricating character, which are large-scale or specialized industrial operations more likely to produce external physical effects. The M-2 District is so structured as to permit the manufacturing, processing, and compounding of semi-finished or finished products from raw materials as well as from previously prepared material. The M-2 District is further designed to provide areas within the City where heavy industrial uses can most efficiently utilize major roadways, utilities and other infrastructure while minimizing any incompatible aspects with neighboring districts.

(d) **M-T, Industrial Transportation District.** The M-T District permits industries which are of a heavy manufacturing character and truck distribution facilities. The intent is to permit, with certain conditions, larger-scale trucking operations involving interstate and intrastate motor carriers in strategic locations close to complementary uses and other potentially high volume truck traffic areas with direct access to Interstate expressways. These uses often involve merchandise transported to a distribution facility where it is redistributed to other trucks for immediate shipment elsewhere. It is also the intent to permit, with certain conditions, areas for the transfer, treatment, storage, disposal or recycling of trash, refuse and other liquid or solid wastes.

**Section 8.02**

**Schedule of Uses**

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 for in this Ordinance. Land and/or buildings in the districts indicated at the top of [Table 8.02](#) may be used for the purposes denoted by the following abbreviations:

**P: Permitted Use:** Land and/or buildings in this District may be used for the purposes listed by right.

**SLU: Special Land Use:** The use may be permitted by obtaining Special Land Use approval when all applicable standards cited in [Article 18](#) and Specific Standards of [Section 8.03](#) are met.

**NP: Not Permitted:** The use is not permitted in the district.

“Other Requirements” indicates additional requirements or conditions applicable to the use. In addition the standards of Part III may also be applicable, in particular [Article 13](#) General Site Development Requirements, [Article 14](#) Off-Street Parking, Loading, Access and Circulation Requirements, and [Article 17](#) Site Plan Review Requirements and Procedures.

Table 8.02 Schedule of Uses					
Use	O-R	M-1	M-2	M-T	Other Requirements
<b>Vehicle and Truck Repair, Service and Parking</b>					
Cell phone parking lots for airport pickup		P	P	P	
Long-term parking facilities				SLU	14.05
Recreation vehicle outdoor storage		P	P	P	11.12(a) & 11.17(b)
Sale of new vehicle or truck parts as an accessory use		P	P	P	
Truck (small – under 10,000 pounds), utility trailer, and small equipment rental		P	P	P	11.17(b)
Truck, trailer, and construction vehicle and equipment sales, rentals or leasing			P	P	11.07(a)
Truck repair (minor) facility		P	P	P	11.07(d)
Truck and trailer repair (major) facility			P	P	11.07(d)

Table 8.02 Schedule of Uses					
Use	O-R	M-1	M-2	M-T	Other Requirements
Truck stops				SLU	11.07(b)
Truck washes as a principal use				P	11.07 (g)
Vehicle dealerships (new and used), recreation vehicle and mobile home sales		P	P	P	11.07(a)
Vehicle impound facilities and towing companies				P	11.07(c)
Vehicle engine and body repair (major) establishments		P	P	P	11.07(d)
Vehicle maintenance and repair (minor) establishments		P	P	P	11.07(e)
Vehicle (car) rental establishments		P	P	P	11.07(a) & 14.05
Vehicle auction facilities		SLU	SLU	P	11.07(a)
Vehicle wash and auto-detailing		P	P	P	11.07(g)
<b>Industrial Manufacturing</b>					
Assembling and/or manufacture of automobiles and automobile bodies, trucks, engines, batteries, corrosive acid, or alkali, cement, lime, gypsum or plaster of Paris			P	P	
Blast furnace, steel furnace, blooming or rolling mill; smelting of copper, iron or zinc ore			P	P	
Breweries and distilleries			P	P	
Manufacture, assembling, compounding, fabrication or packaging of products from previously prepared materials such as: electronics, food goods, candy, pharmaceuticals, cosmetics, toiletries, musical instruments, optical goods, toys, electrical equipment, and appliances, pottery, hardware, cutlery and small automobile parts, including tool and dye machine shops	Up to 80,000 sq. ft. GFA	P	P	P	
	Over 80,000 sq. ft. GFA	SLU	P	P	11.10(a)

Table 8.02 Schedule of Uses					
Use	O-R	M-1	M-2	M-T	Other Requirements
Painting, sheet metal and welding shops, metal and plastic molding and extrusion shops			P	P	
Production, refining, storage of petroleum and other flammable, or combustible materials				P	
Publishing and printing establishments	P	P	P	P	
Research, experimental or testing laboratories	P	P	P	P	
<b>Construction Contractors/Supplies</b>					
Asphalt, concrete or mixing batch plants and crushing operations				SLU	11.11(a)
Contractor establishments including an office, showroom, warehouse or workshop of an electrician, plumber, heating, and air-conditioning contractor, decorator, building contractor, painter, upholsterer or similar contractor which requires a retail adjunct, providing such use is within a completely enclosed building and excludes outside storage yards	P	P	P	P	
Contractor outdoor storage yards		SLU	P	P	11.11(b)
Wholesale lumber yards and building supply establishments and planing mills		P	P	P	11.11(b)
<b>Transportation and Warehousing</b>					
Bus, railroad and passenger transit terminals	P	P	P	P	
Railroad transfer and storage tracks and railroad terminals			P	P	
Distribution facilities, air freight forwarders expediting and delivery services, and warehousing establishments	Up to 80,000 sq. ft. GFA		P	P	11.12(d)
	Over 80,000 sq. ft. GFA		SLU	P	
Self-storage or mini-warehouse facilities		P	P	P	11.12(a)

Table 8.02 Schedule of Uses					
Use	O-R	M-1	M-2	M-T	Other Requirements
Taxi dispatching, limousine and shuttle establishments		P	P	P	11.17(b)
Truck driving schools			P	P	
Trucking facilities and truck storage		P	P	P	11.12(c)
Truck terminals				SLU	11.12(b)
<b>Accessory</b>					
Accessory buildings and uses customarily incidental to any of the above permitted uses	P	P	P	P	
Accessory above ground fuel storage tanks for on-site vehicles and equipment	P	P	P	P	11.17(a)
Accessory – maintenance and repair of trucks and equipment used by the business where it is located		P	P	P	11.07(d)
Accessory outdoor storage of raw materials, supplies, equipment and products except for outdoor uses listed above	SLU	P	P	P	11.17(b)
Accessory parking, staging and storage of semi truck tractors or trailers - For a period not exceeding 24 hours	P	P	P	P	
Accessory parking, staging and storage of semi truck tractors or trailers - For a period exceeding 24 hours		P	P	P	11.17(b)

### Section 8.03 Requirements Applicable to Specific Uses

Where noted in [Table 8.02](#), uses shall be required to meet the use regulations of [Article 11](#).

### Section 8.04 Area, Height, and Placement Requirements

(a) **Schedule of Regulations.** Building height and lot coverage shall be in accordance with the following:

(b) **Footnotes to schedule of regulations**

- (1) **Front Yard Setback.** The front yard setback shall apply to all yards that adjoin a roadway including public roads, private roads and interstate highways. All buildings, parking, loading and storage areas shall meet the front yards setback requirement. Detention/retention ponds shall be prohibited in the required front yard setback (i.e. must meet front yard setback), unless the City Engineer determines there is no reasonable alternative due to existing topography and natural drainage problems. This restriction shall not apply to rain gardens, bio-retention swales, irrigation trench planters and other similar stormwater management alternatives to retention or detention ponds.
- (2) **Yards Maintained as Landscaped Open Space.** All buildings, parking, loading, driveways, circulation aisles, and storage areas shall meet the setback requirement. All required yard setbacks that are adjacent to a non-industrial use shall maintain the minimum yard area as an uninterrupted landscape area.
- (3) **Outdoor Storage.** The outdoor storage of trucks, trailers, vehicles, materials, supplies, equipment, products, etc. shall meet the requirements of Section 11.17(b). Storage areas shall meet the applicable building setback requirements from each lot line.
- (4) **Spacing Between Buildings.** When two (2) or more industrial buildings are located on a single parcel of land, they shall be no closer than thirty (30) feet in the M-1 District and thirty-five (35) feet in the M-2 and M-T Districts.
- (5) **Loading Areas.** All non-industrial districts and uses must be screened from truck loading and unloading activities. The portion of a site used for parking or storage of truck tractors or trailers shall be obscured in accordance with Section 11.17(b) and Section 13.02.
- (6) **Access.**
  - a. All drives used for truck traffic shall enter from or exit to a designated Class A Wayne County Road or a local road which meets standards equal to Wayne County Class A designation criteria based on City data. Class A as used herein shall not be construed to include Class A restricted.
  - b. Deceleration lanes shall meet the minimum City of Romulus' Engineering Standards. Acceleration or passing lanes may be required by the City Engineer.
  - c. Driveway entrance width shall be no less than thirty (30) feet.
  - d. All buildings and outdoor storage areas shall be readily accessible by fire and emergency vehicles and shall comply with the Fire Prevention Ordinance.

- (7) **Natural Features Setback.** All structures shall be set back at least twenty five (25) feet from all regulated wetlands, natural ponds, lakes and streams.
- (8) **Lot Coverage.** Maximum lot coverage shall be regulated by two measures: 1) the maximum percent of the lot area that can be covered by buildings, and 2) the maximum percent of the lot area that can be covered by buildings plus other impermeable or semi-impermeable surfaces, such as pavement or gravel.

**SECTION 2. Article 11, Section 11.07 is amended to read as follows:**

**Section 11.07                    Vehicle and Truck Repair, Service and Parking**

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**(a) Vehicle and Truck Dealerships (New or Used)/Construction and Farm Equipment Sales and Rentals/Vehicle Auction Facilities/Recreation Vehicle and Mobile Home Sales**

- (1) The minimum area of the site exclusive of buildings shall be one (1) acre.
- (2) The minimum street frontage shall be one hundred (100) feet.
- (3) There shall be provided around the sides and rear of the site where adjoining residential districts or uses a solid fence or wall a minimum of six (6) feet in height. Driveway access shall not be permitted to a residential street.
- (4) Loading and unloading of vehicles shall be accommodated on the site. There shall be no loading or unloading of vehicles in the public street right-of-way.
- (5) Lighting shall be installed in a manner which will not create a driving hazard on abutting streets or which will cause direct illumination on adjacent properties.
- (6) Vehicle and recreation equipment storage areas shall be paved.
- (7) No storage or display of vehicles shall be permitted in any landscape greenbelt area required by Section 13.02.
- (8) Vehicle maintenance and repair shall also be subject to the requirements of Section 11.07(e) below.
- (9) The dismantling of vehicles and equipment and the sale of used vehicle parts is allowed in the M-T District only subject to the requirements of Section 11.07(h).
- (9) A vehicle dealer license from the State of Michigan shall be provided prior to issuance of any occupancy permits.

**(b) Truck Stops**

- (1) The Planning Commission shall determine that traffic will be no more hazardous nor the

volume of traffic any greater than is normal for the road involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and adequacy of interchanges. All access to the site shall be from class A roads.

- (2) The minimum setbacks, greenbelts and landscape buffer zones for the site shall be increased by fifty percent (50%) above the basic front, side and rear yards setbacks required in Section 8.04. The amount of plant material required by Section 13.02 for landscape greenbelts and buffer zones shall be increased by fifty percent (50%).
- (3) Pump islands shall be a minimum of seventy (70) feet from any public right-of-way or lot line, and at least one hundred fifty (150) feet from any residential lot line. The canopy shall meet the building setback requirements from the front, side or rear lot line.
- (4) The design and materials of the canopy shall be compatible with the main building. The proposed clearance of any canopy shall be noted on the site plan. Any signs, logo or identifying paint scheme on the canopy shall be considered part of the maximum wall sign permitted. Details on the canopy lighting shall be provided to ensure there is no glare on the public streets or adjacent property, and that lighting levels are in accordance with Section 13.04. Canopy lighting shall be recessed such that the light source cannot be seen from off site.
- (5) All driveways providing ingress to or egress from a vehicle service station shall be not more than thirty (30) feet wide at the property line. Curbs, curb cuts, driveway widths and acceleration or deceleration lanes shall meet the requirements of the City of Romulus or other agency having jurisdiction thereof. Driveways shall be curbed for their full length in the front yard to a height of ten (10) inches. The lot shall have sufficient road frontage such that all driveways will meet the driveway spacing requirements of Section 14.06. Only one (1) driveway from any abutting street shall be allowed unless the Planning Commission determines that additional drives would improve traffic conditions on site and any abutting streets. A raised, concrete curb six (6) inches in height shall be erected by the applicant along all adjoining streets, except at driveway entrances.
- (6) There shall be no outdoor storage or display of vehicle components, parts, supplies, equipment, or merchandise except within an area defined on the site plan approved by the Planning Commission and which extends no more than ten (10) feet beyond the building.
- (7) The Planning Commission may require the submission of a Pollution Incidence

Protection Plan (PIPP). The PIPP shall describe measures to prevent groundwater contamination caused by accidental gasoline spills or leakage, such as special check valves, drain back catch basins and automatic shut off valves.

- (8) Vehicle service centers/fueling stations that offer vehicle maintenance and repair shall also be subject to the requirements of 11.07(e) below. Truck stops that include restaurants or other uses shall also be subject to the requirements of those other uses.

**(c) Vehicle Impound Facilities and Vehicle Towing Companies**

- (1) The minimum size of the site shall be not less than four (4) acres.
- (2) All vehicles stored in the impound lot shall be in working condition or vehicles that were damaged in a crash and towed to facility for temporary storage.
- (3) All vehicle storage areas shall be paved.
- (4) Storage areas shall be designed to provide adequate vehicle circulation and fire access.
- (5) The site shall meet the requirements of 11.17(b) and provide the landscape greenbelts and buffer zones required for industrial outdoor storage by Section 11.17(b).

**(d) Vehicle Engine and Body Repair (Major) Establishments/Truck and Trailer Repair**

- (1) In the M-1, Light Industrial District, truck repair (minor) facilities shall be limited to 5 acres or less.
- (2) In the M-2, General Industrial District, truck repair (major) facilities shall be limited to 15 acres or less.
- (3) Wrecked or damaged vehicles that are not to be repaired shall not be stored on the site.
- (4) All outdoor storage of vehicles, trucks or trailers to be repaired shall meet the requirements of Section 11.17(b).
- (5) All repairs must be performed in a completely enclosed building.
- (6) The required front yard area shall be landscaped according to the requirements of Section 13.02. In no case shall the front yard be used for loading or unloading, or storage of wrecked or damaged vehicles or parts, materials, or equipment.
- (7) For vehicle maintenance and repair establishments, no portion of any structure, facility, access drive or parking or storage area shall be located within fifty (50) feet of any residential district. Any truck repair facility shall be setback a minimum one hundred (100) feet from any residential district. Where such activity is included, a type A buffer shall be installed, as required in Section 13.02.
- (8) The front or side of any building or structure that is within one hundred and fifty (150)

feet of a public right-of-way must be constructed of a decorative material.

- (9) The Planning Commission or ARC may require the submission of a Pollution Incidence Protection Plan (PIPP). The PIPP shall describe measures to prevent groundwater contamination caused by accidental gasoline spills or leakage, such as special check valves, drain back catch basins and automatic shut off valves.
- (10) There shall be no outdoor storage or display of vehicle components, parts, supplies, equipment, or merchandise except within an area defined on the site plan approved by the Planning Commission or ARC in accordance with Section 11.17(b).
- (11) Outside storage areas for trash, used tires, auto parts and similar items shall be prohibited.
- (12) The storage, sale or rental of new or used cars, trucks, trailers, and any other vehicles on the premises shall be considered a separate use and subject to the standards of Section 11.07(a).
- (13) The dismantling of vehicles, automobile recycling or sale of used automobile parts vehicles on the premises shall be considered a separate use and subject to the standards of Section 11.07(h).
- (14) All necessary steps shall be taken to insure that any resulting dust, flushing, fumes, gas, noise, odor, smoke, vapor or vibration do not create a condition more detrimental to the surrounding area(s) than would result from other permitted uses.
- (15) A license for a vehicle or truck repair facility from the State of Michigan shall be provided prior to issuance of any occupancy permits.

**(e) Vehicle Maintenance and Repair (Minor) Establishments**

- (1) The required front yard area shall be landscaped according to the requirements of Section 13.02. In no case shall the front yard be used for loading or unloading, or storage of wrecked or damaged vehicles or parts, materials, or equipment.
- (2) The front or side of any building or structure that is within one hundred and fifty (150) feet of a public right-of-way must be constructed of a decorative material.
- (3) All repair and maintenance must be performed in a completely enclosed building.
- (4) There shall be no outdoor storage or display of vehicle components, parts, supplies, equipment, or merchandise except within an area defined on the site plan approved by the Planning Commission or ARC in accordance with Section 11.17(b) and which extends no more than ten (10) feet beyond the building. Outside storage areas for trash, used tires, auto parts and similar items shall be prohibited.

- (5) The dismantling of vehicles, automobile recycling or sale of used automobile parts vehicles on the premises shall be considered a separate use and subject to the standards of Section 11.07(h).
- (6) A license for a vehicle repair facility from the State of Michigan shall be provided prior to issuance of any occupancy permits.

**(f) Vehicle Service Center/Fueling Stations**

- (1) Pump islands shall be a minimum of forty (40) feet from any public right of way or lot line, and at least fifty (50) feet from any residential lot line.
- (2) The design and materials of the canopy shall be compatible with the main building. The proposed clearance of any canopy shall be noted on the site plan. Any signs, logo or identifying paint scheme on the canopy shall be reviewed by the Planning Commission or ARC and considered part of the maximum wall sign permitted. Details on the canopy lighting shall be provided to ensure there is no glare on the public streets or adjacent property, and that lighting levels are in accordance with Section 13.04. Canopy lighting shall be recessed such that the light source cannot be seen from off site.
- (3) All driveways providing ingress to or egress from a vehicle service station shall be not more than thirty (30) feet wide at the property line. Curbs, curb cuts, driveway widths and acceleration or deceleration lanes shall meet the requirements of the City of Romulus or other agency having jurisdiction thereof. The lot shall have sufficient road frontage such that all driveways will meet the driveway spacing requirements of Section 14.06. Only one (1) driveway from any abutting street shall be allowed unless the Planning Commission determines that additional drives would improve traffic conditions on site and any abutting streets. A raised, concrete curb six (6) inches in height shall be erected by the applicant along all adjoining streets, except at driveway entrances.
- (4) A vehicle service station with a vehicle wash on the site may have one (1) additional curb cut. The additional curb cut shall be restricted to an exit only to serve the automobile wash and shall not be located closer than fifty (50) feet from any intersecting street right-of-way line, adjacent Residential District or use property, or other curb cut serving the facility.
- (5) There shall be no outdoor storage or display of vehicle components, parts, supplies, equipment, or merchandise except within an area defined on the site plan approved by the Planning Commission and which extends no more than ten (10) feet beyond the building.
- (6) The Planning Commission may require the submission of a Pollution Incidence

Protection Plan (PIPP). The PIPP shall describe measures to prevent groundwater contamination caused by accidental gasoline spills or leakage, such as special check valves, drain back catch basins and automatic shut off valves.

- (7) Vehicle service centers/fueling stations that offer vehicle maintenance and repair shall also be subject to the requirements of 11.07(g) below. Vehicle service centers/fueling stations that include restaurants or other uses shall also be subject to the requirements of those other uses.

**(g) Vehicle Wash (Automatic or Self-Serve) and Auto-Detailing**

- (1) Only one (1) ingress/egress driveway shall be permitted on any single street.
- (2) All washing and detailing facilities shall be within a completely enclosed building.
- (3) Vacuuming and drying may be located outside the building, but shall not be in the required front yard.
- (4) All cars required to wait for access to the facilities shall be provided with the number of stacking spaces required in Article 14, fully off the street right-of-way which does not conflict with vehicle maneuvering areas to access gasoline pumps or vacuums, and as required Article 14.
- (5) A drying line thirty (30) feet long shall also be provided at the exit of each washing stall in order to prevent undue amounts of water from collecting on the public street and thereby creating a traffic hazard.

***SECTION 3. Article 11, Section 11.10 is amended to read as follows:***

**Section 11.10 Industrial Manufacturing**

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**(a) Manufacture, Assembling, Compounding, Fabrication or Packaging Of Products - Over 80,000 sq. ft. GFA**

- (1) The site shall be designed so that all vehicles are able to enter and leave the site without having to back-out onto the street.
- (2) The Planning Commission shall determine that traffic will be no more hazardous nor the volume of traffic any greater than is normal for the road involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and adequacy of interchanges. All access to the site shall be from class A roads.
- (3) The minimum setbacks, greenbelts and landscape buffer zones for the site shall be

increased by fifty percent (50%) above the basic front, side and rear yards setbacks required in Section 8.04. The amount of plant material required by Section 13.02 for landscape greenbelts and buffer zones shall be increased by fifty percent (50%).

**SECTION 4. Article 11, Section 11.11 is amended to read as follows:**

**Section 11.11 Construction Contractors/Supplies**

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**(a) Asphalt, Concrete or Mixing Batch Plant and Crushing Operations**

- (1) Mixing batch plants shall have a minimum lot size of five (5) acres; crushing operations shall be prohibited on sites less than twenty (20) acres.
- (2) No portion of any crushing operation shall be located closer than one thousand (1,000) feet from any residential district.
- (3) All access to the site shall be from class A roads.
- (4) The minimum setbacks, greenbelts and landscape buffer zones for the site shall be increased by fifty percent (50%) above the basic front, side and rear yards setbacks required in Section 8.04. The amount of plant material required by Section 13.02 for landscape greenbelts and buffer zones shall be increased by fifty percent (50%).
- (5) A screening wall, fence and/or landscaping eight (8) feet in height as determined by the Planning Commission shall be required along the perimeter of the site.
- (6) Provisions shall be made for the on-site reduction and containment of dust and other particulate matter. Aggregates, fillers, dirt, dust, mud, sludge, or other debris from the vehicles must be removed before they leave the site. All vehicles shall be power-washed prior to leaving the site.
- (7) The type, frequency of occurrence and duration of noise generated by the plant or crushing operation shall not be disruptive to other uses in the vicinity.
- (8) All operations shall be subject to the performance standards of Section 8.05.

**(b) Contractor Outdoor Storage Yards; Wholesale Lumber Yards and Planing Mills; and Building Supply Establishments**

- (1) In the M-1, Light Industrial District:
  - (a) Lot size shall not exceed ten (10) acres.
  - (b) A building of at least 1,000 square feet must be provided.
  - (c) Outdoor storage shall not exceed 125% of the floor area of the building.

- (2) In the M-2, General Industrial District, outdoor storage shall not exceed 150% of the floor area of the building.
- (3) All structures, vehicle, and equipment storage and stockpiles of materials shall meet the setback requirements of the district. No outdoor storage shall be permitted in any required yard (setback).
- (4) All outdoor storage of raw materials, supplies, equipment, products, stored vehicles and trailers shall be screened from adjoining lots, streets, and highways by an un-pierced minimum six (6) foot masonry wall, as regulated by Section 13.02, or with a dense row of evergreen landscaping and/or black vinyl coated fencing with a 5-foot high berm or combination thereof to provide the same level of screening as determined by the Planning Commission or ARC. Screening along side and rear lot lines where the adjacent land use is industrial will be as determined by the Planning Commission or ARC.
- (5) Where setbacks and greenbelts are required by Section 8.04, the wall or fence shall meet the setback requirement and the greenbelt shall be provided outside of the wall along the roadway.
- (6) Materials shall not be stacked or stored so as to exceed twenty (20) feet in height, not including vehicles or construction equipment.
- (7) Non-operable and wrecked trucks, trailers, and equipment shall be prohibited. All stored products, materials, supplies and other inventory must be useable and related to the business.
- (8) All outdoor storage areas shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose stormwater without negatively affecting adjacent property. The City may approve a gravel surface for all or part of the storage area for materials when there will not be large volumes of truck traffic or in instances where construction equipment will be stored that would otherwise break-up pavement. Dust control measures shall be used where gravel storage areas are allowed.
- (9) Six (6) inch tall concrete curbing shall be provided around the storage area.
- (10) Storage shall not be permitted to occupy required parking lots.
- (11) Storage areas providing trailer staging shall either be concrete or provide a minimum ten (10)-foot concrete apron to accommodate the trailer landing gear. Wider aprons may be required for angled storage areas.
- (12) Plans for outdoor storage areas shall provide a twenty (20) foot wide fire lane for emergency vehicle access to all areas of the storage yard.

**SECTION 5. Article 11, Section 11.12 is amended to read as follows:**

**Section 11.12                    Transportation, Warehousing and Storage**

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**(a) Self-Storage or Mini-Warehouse Facilities and Recreation Vehicle Storage**

- (1) The minimum size of the site shall be not less than four (4) acres.
- (2) All ingress and egress from the site shall be directly onto a major arterial having a right-of-way equal to or greater than one hundred twenty (120) feet.
- (3) The minimum setbacks, greenbelts and landscape buffer zones for the site shall be increased by fifty percent (50%) above the basic front, side and rear yards setbacks required in Section 8.04 unless a completely obscuring reinforced masonry wall not less than six feet high or a dense row of evergreens is provided. The amount of plant material required by Section 13.02 for landscape greenbelts and buffer zones shall be increased by fifty percent (50%).
- (4) Self-storage buildings shall be spaced not less than thirty (30) feet apart.
- (5) No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises.
- (6) The use of the premises shall be limited to storage of personal items and business items and shall not be used for operating any other business, maintaining or repairing of any vehicles, or for any recreational activity or, hobby.
- (7) No storage outside of the self-storage buildings shall be permitted. Recreation vehicle (RV) storage is permitted within the buildings or as an accessory use in accordance with the standards of Section 11.17(b).
- (8) The facility may include moving van/truck rental, which shall be required to also meet the applicable requirements for that use.
- (9) Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks, and chains shall be permitted on the site devoted to this use.
- (10) Doors shall be oriented facing away from a street right-of-way or an adjacent residential district or use and screened from view of the roadway.
- (11) Exterior building walls visible from a public right-of-way or nonindustrial district shall be finished with brick or other high-quality masonry material

(12) A security manager shall be permitted to reside on the premises in accordance with Section 12.11.

**(b) Truck Terminals**

- (1) The site shall have a minimum area of ten (10) acres, provided the Planning Commission may reduce the site area to no less than five (5) acres where the truck terminal operation will be compatible with other surrounding uses.
- (2) The site shall be designed so that all vehicles are able to enter and leave the site without having to back-out onto the street. Driveways shall be curbed for their full length in the front yard to a height of ten (10) inches.
- (3) The Planning Commission shall determine that traffic will be no more hazardous nor the volume of traffic any greater than is normal for the road involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and adequacy of interchanges. All access to the site shall be from class A roads.
- (4) The minimum setbacks, greenbelts and landscape buffer zones for the site shall be increased by fifty percent (50%) above the basic front, side and rear yards setbacks required in Section 8.04. The amount of plant material required by Section 13.02 for landscape greenbelts and buffer zones shall be increased by fifty percent (50%).
- (5) There shall be provided, except at entrances and exits, a six-foot decorative wall the full width of the developed area of the terminal site set back fifty (50) feet from the property line. Where the principal building is constructed at the fifty (50) foot setback line and where the front of the building is constructed of a decorative brick compatible with the wall, then the decorative wall shall not be required along that portion of the front yard enclosed by the building. As an alternative to a wall, the Planning Commission may permit a black vinyl-coated fence behind a five (5) foot tall landscape berm.

**(c) Trucking Facilities and Truck Storage**

- (1) The site shall be a maximum of 5 acres in the M-1, Light Industrial District and 15 acres in the M-2, General Industrial District.
- (2) Trucking facilities sites in the M-1 and M-2 Districts must include a building of at least 1,000 square feet.
- (3) The outdoor storage of trucks, trailers, equipment, materials, supplies, and products shall be limited to 125% of the floor area of the building in the M-1 District and up to

150% of the building floor area in the M-2 District.

- (4) The site shall be designed so that all vehicles are able to enter and leave the site without having to back-out onto the street. Driveways shall be curbed for their full length in the front yard to a height of ten (10) inches.
- (5) The Planning Commission shall determine that traffic will be no more hazardous nor the volume of traffic any greater than is normal for the road involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and adequacy of interchanges. All access to the site shall be from class A roads.
- (6) In the M-1 District, the minimum setbacks, greenbelts and landscape buffer zones for the site shall be increased by fifty percent (50%) above the basic front, side and rear yards setbacks required in Section 8.04. The amount of plant material required by Section 13.02 for landscape greenbelts and buffer zones shall be increased by fifty percent (50%).
- (7) All outdoor storage of trucks, trailers, equipment, materials, supplies, and products shall be screened from adjoining lots, streets, and highways by an un-pierced minimum six (6) foot masonry wall, as regulated by Section 13.02; or a dense row of evergreen landscaping to provide the same level of screening. A black vinyl coated chain link fence behind a five (5) foot tall landscaped berm may be permitted. Screening along side and rear lot lines may be waived by the Planning Commission or ARC where the adjacent land use is industrial. Truck and trailer storage areas are also subject to the standards of Section 11.17(b).

**(d) Large Warehouse, Manufacturing, Air Freight Forwarding Expediting, and Delivery Services and Distribution Facilities**

- (1) The site shall be designed so that all vehicles are able to enter and leave the site without having to back-out onto the street.
- (2) Driveways shall be curbed for their full length in the front yard to a height of ten (10) inches.
- (3) The Planning Commission shall determine that traffic will be no more hazardous nor the volume of traffic any greater than is normal for the road involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and adequacy of interchanges. All access to the site shall be from class A roads.

- (4) The minimum setbacks, greenbelts and landscape buffer zones for the site shall be increased by fifty percent (50%) above the basic front, side and rear yards setbacks required in Section 8.04. The amount of plant material required by Section 13.02 for landscape greenbelts and buffer zones shall be increased by fifty percent (50%).

**SECTION 6. Article 11, Section 11.17 is amended to read as follows:**

**Section 11.17            Accessory**

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- (a) **Accessory above ground fuel storage tanks for on-site vehicles and equipment.** Above ground fuel storage tanks shall be permitted as an accessory structure to a principal permitted use for fueling of fleet vehicles and equipment used on site.
  - (1) Storage tanks shall be located in the rear yard or a side yard where screened from view from the street by a decorative wall or landscaping. The height of the tank shall not exceed fifteen (15) feet.
  - (2) The location of the tank shall not interfere with the circulation on the site.
  - (3) Required leak detection and secondary containment systems shall be provided as required by state regulations.
  - (4) The location and contents of the tank shall be reviewed and approved by the Fire Marshal for access and emergency response.
- (b) **Outdoor Storage of Trucks, Trailers, Raw Materials, Supplies, Equipment and Products.**
  - (1) The accessory outdoor storage of vehicles, trucks, trailers, equipment, materials, supplies, and products shall be limited to 125% of the floor area of the building in the M-1 District and up to 150% of the building floor area in the M-2 District.
  - (2) Storage areas shall meet the applicable building setback requirements from each lot line.
  - (3) All outdoor storage of raw materials, supplies, finished, or semi-finished products, equipment, stored vehicles, trucks and trailers shall be screened from adjoining lots, streets, and highways by an un-pierced minimum six (6) foot masonry wall, as regulated by Section 13.02, or with a dense row of evergreen landscaping and/or black vinyl coated fencing with a 5-foot high berm or combination thereof to provide the same level of screening as determined by the Planning Commission or ARC. The wall or fence shall meet the setback requirement and the greenbelt shall be provided outside of the wall along the roadway. Screening along side and rear lot lines where the adjacent land use is industrial will be as determined by the Planning Commission or ARC.

- (4) Outdoor storage shall not be stacked or stored so as to exceed twenty (20) feet, not including vehicles or construction equipment, unless screened as determined by the Planning Commission or ARC.
- (5) Non-operable and wrecked trucks, trailers, and equipment shall be prohibited. All stored products, materials, supplies and other inventory must be useable and related to the business.
- (6) All outdoor storage areas shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose stormwater without negatively affecting adjacent property. The City may approve a gravel surface for all or part of the storage area for materials when there will not be large volumes of truck traffic or in instances where construction equipment will be stored that would otherwise break-up pavement. Dust control measures shall be used where gravel storage areas are allowed.
- (7) Six (6) inch tall concrete curbing shall be provided around the storage area.
- (8) Storage shall not be permitted to occupy required parking lots.
- (9) Storage areas providing trailer staging shall either be concrete or provide a minimum ten (10)-foot concrete apron to accommodate the trailer landing gear. Wider aprons may be required for angled storage areas.
- (10) Plans for outdoor storage areas shall provide a twenty (20) foot wide fire lane for emergency vehicle access to all areas of the storage yard.

***SECTION 7. Article 24, Section 24.10 is amended to read as follows:***

**Section 24.10            Definitions "I".**

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**Impervious Surface:** Any man-made material which covers the surface of land and substantially reduces the infiltration of storm water to a rate of five percent (5%) or less. Impervious surfaces include but are not limited to pavement, gravel storage areas, buildings, and structures.

**Industrial:**

- (a) **Industrial Park:** A planned, coordinated development of a tract of land with two (2) or more separate industrial buildings that is planned, designed, constructed, and managed on an integrated and coordinated basis with special attention given to on-site vehicular circulation, parking, stormwater and utility needs, building design and orientation, screening and open space.
- (b) **General Industrial:** A use engaged in the basic processing and manufacturing of materials or

products predominantly from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions, and trucking facilities and major vehicle and truck repair facilities that do not exceed 15 acres.

- (c) **Light Industrial:** A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, and tire retreading for vehicles and trucks where not removed and installed on vehicles and trucks on site, incidental storage, sales, and distribution of such products, but excluding basic industrial processing, and truck storage, trucking facilities, and minor vehicle and truck repair, and maintenance facilities that do not exceed 5 acres.

**Industrial District:** See "District."

***SECTION 8. Article 24, Section 24.20 is amended to read as follows:***

**Section 24.20            Definitions "T".**

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**Truck:**

- (a) **Single Unit Truck:** Any vehicle used to haul goods and materials for commercial purposes, such vehicle consisting of a single unit, not having a tractor with a separate trailer connected by a swivel hitch.
- (b) **Semi-or Tractor Trailer Truck, Combined:** A vehicle used to haul goods and materials for commercial purposes with a trailer attached to a tractor with a swivel hitch.
- (c) **Truck:** Any single unit or combined vehicle used to carry people, goods, material or equipment for commercial purposes, such single or combined vehicle having a combined gross vehicle weight rating of twenty-two thousand (22,000) pounds or more as rated by the Michigan State Police Motor Carrier Division.
- (d) **Trucking Facility/Truck Storage:** A facility, excluding warehousing and other industrial uses where staging and parking of trucks is incidental to the permitted principal use, designed to accommodate the storage of trucks as defined by this Ordinance (including only the trailer portion of a combined, tractor trailer truck) for more than a continuous twenty-four (24) hour period.
- (e) **Truck Terminal:** A facility to which goods, except raw or unprocessed agricultural products, natural minerals, equipment or other resources, are delivered for immediate distribution or

to be amalgamated or divided for delivery in larger or smaller units to other points, or for distribution, amalgamation, or division involving transfer to other modes of transportation.

**Truck Repair Facility:** As defined, a truck repair facility may include one or both of the following:

- (a) **Truck and Trailer Repair (Major):** Any facility where major repairs are performed on trucks or trailers. Major repairs include engine rebuilding, rebuilding or reconditioning of trucks and trailers, collision service, such as body, frame, or fender straightening and repair; overall painting and undercoating of trucks, major overhauling of engine requiring removal of cylinder-head or crankcase pan, recapping or retreading of tires installed on site, or steam cleaning and similar activities.
- (b) **Truck Repair and Maintenance Facility (Minor):** A facility where maintenance and repairs are performed on not more than two (2) trucks and trailers. Minor repairs and maintenance includes replacement of minor engine or body parts such as replacement of tires, ignition parts, air and oil filter, replacement of fluids and refueling and cleaning and washing the body and engine. Minor truck repair may be considered an accessory use to an approved industrial use.

**Truck Stop:** Any building, premises or land in which or upon which a business, service or industry involving the maintenance, servicing, storage or repair of commercial vehicles is conducted or rendered including the dispensing of motor fuel or other petroleum products directly into motor vehicles, the sale of accessories or equipment for trucks and similar commercial vehicles. A truck stop may include overnight accommodations and restaurant facilities solely for use of truck crews.

**Trucking Facility:** A facility that has tractors and trailers stored on site that are dispatched for the transport of goods in intrastate and interstate commerce.

***SECTION 9. Article 24, Section 24.22 is amended to read as follows:***

**Section 24.22 Definitions "V".**

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**Vehicle Related Uses:**

- (a) **Vehicle Engine and Body Repair Establishment (Major):** An automotive repair establishment which may conduct in addition to activities defined below as "minor repairs" one (1) or more of the following: general repair, engine rebuilding, rebuilding or reconditioning of motor vehicles, collision service, such as body, frame, or fender straightening and repair; overall painting and undercoating of automobiles, major

overhauling of engine requiring removal of cylinder-head or crank case pan, recapping or retreading of tires, steam cleaning and similar activities.

- (b) **Vehicle Repair and Maintenance Facilities (Minor):** A building or premises used primarily to provide general maintenance on automobiles such as oil changes and lubrication; servicing and repair of spark plugs, batteries, pumps, belts, hoses, air filters, and windshield wipers ; replacement of mufflers and exhaust systems, brakes and shock absorbers; radiator cleaning and flushing; auto detailing; sale and installation of automobile accessories such as tires, radios and air conditioners; wheel alignment, balancing; but excluding tire recapping or grooving or any major mechanical repairs, collision work, undercoating or painting. An automobile maintenance/service establishment may be located in the same building and be a part of a vehicle service station.
- (c) **Service Station:** A building or structure designed or used for the retail sale or provision of fuels (which must be stored only in underground tanks), lubricants, air, batteries, water and other operating commodities for motor vehicles, and including the customary space and facilities for the installation of these commodities on or in vehicles, and including space for facilities for the temporary short-term storage, minor repair, or servicing. The definition shall not include bumping, painting, refinishing, major repairs and overhauling, steam cleaning, rust-proofing whether a principal or accessory use, nor shall it be construed as automobile repair or body shop. A service station may also include other uses such as a convenience store or carryout restaurant.
- (d) **Vehicle Dealership:** A building or premises used primarily for the sale of new and used automobiles and other motor vehicles such as motorcycles, boats, recreational vehicles or other similar methods of transportation. Such a dealership may include outdoor display and accessory indoor maintenance and repair.
- (e) **Wash Establishment:** A building, or portion thereof, with a primary purpose of washing motor vehicles.

## **SECTION 10. Severability.**

Should any word, sentence, phrase or any portion of this ordinance be held in any manner invalid by any court of competent jurisdiction or by any state agency having authority to do so for any reason whatsoever, such holdings shall be construed and limited to such words, sentence, phrase, or any portion of the ordinance held to be so invalid and shall not be construed as effecting the validity of any of the remaining words, sentences, phrases or portions of this ordinance.

**SECTION 11: *Conflicting Ordinances.***

All prior existing ordinances adopted by the City of Romulus inconsistent or in conflict with the provisions of this ordinance are, to the extent of such conflict or inconsistency hereby expressly repealed.

**SECTION 12: *Effective Date.***

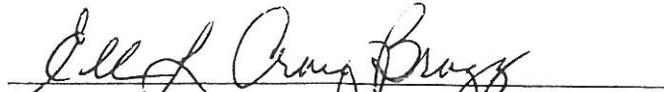
This ordinance shall take effect upon publication thereof in an official newspaper, which publication shall be made when the minutes passing the ordinance are published subject to revocation at will of the City of Romulus at any time.

ADOPTED, APPROVED AND PASSED by the City Council of the City of Romulus this 26th day of May, 2015.



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LEROY BURCROFF, Mayor



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ELLEN L. CRAIG- BRAGG, CMC, City Clerk

I hereby certify that the foregoing is a true copy of the Ordinance as passed by the City Council of the City of Romulus at a regular Council meeting held in the City Council Chambers in said City on the 26th day of May 2015.



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ELLEN L. CRAIG-BRAGG, CMC, City Clerk

Introduced: May 11, 2015  
Adopted: May 26, 2015  
Published/Effective: **June 11, 2015**