

AN ORDINANCE TO AMEND THE
LEXINGTON TOWNSHIP ZONING ORDINANCE

LEXINGTON TOWNSHIP
SANILAC COUNTY, MICHIGAN

ORDINANCE #: 21-01 Z

ADOPTED: _____

EFFECTIVE: _____

Lexington Township to update its special land use provisions for mini warehouse facilities including changing the terminology from “mini-warehouse” to “mini-warehouse & self-storage facility” and adding standards for accessory outdoor vehicle storage areas. This ordinance amendment replaces the previous mini-warehouse definition, allows outdoor vehicle storage areas as accessory uses to mini-warehouse facilities & self-storage facilities, provides standards for accessory outdoor vehicle storage areas, requires the Planning Commission to approve vehicle driving and parking area surface materials, references zoning ordinance screening standards, and clarifies language so it is consistent with the rest of the zoning ordinance to protect the health, safety, and general welfare of Lexington Township.

LEXINGTON TOWNSHIP, SANILAC COUNTY, MICHIGAN ORDAINS:

SECTION 1
AMENDMENT TO SECTION 2.2.0 DEFINITIONS

The following definition for mini warehouse is removed:

~~MINI-WAREHOUSE: A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled access stalls or lockers for the dead storage of customer's goods or wares.~~

The following definition for self-storage facility is added:

MINI-WAREHOUSE FACILITY: A building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property.

SELF-STORAGE FACILITY: A building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property.

SECTION 2
AMENDMENT TO SECTION 12.3.0 SPECIAL LAND USES (IN COMMERCIAL DISTRICT)

Section 12.03.01.H is amended to read as follows:

H. Mini-warehouse facilities & Self-storage facilities.

SECTION 3
AMENDMENT TO SECTION 12.2.0 USES PERMITTED BY RIGHT (IN INDUSTRIAL DISTRICT)

Section 13.02.01.I is amended to read as follows:

I. Mini-warehouse facilities & Self-storage facilities.

SECTION 4
AMENDMENT TO SECTION 14.13.08 MINI WAREHOUSE FACILITIES

Section 14.13.08 MINI-WAREHOUSE FACILITIES & SELF-STORAGE FACILITIES is amended to read as follows:

A. The minimum lot is two and one half (2½) acres.

- B. Mini-warehouse or self-storage buildings must be arranged to prevent dead-end drive aisles.
- C. Other commercial uses are prohibited on the same lot with mini-warehouse or self-storage facilities except for outdoor vehicle storage areas subject to the following conditions:
 - 1. Vehicles allowed in outdoor vehicle storage areas include personal vehicles and recreational vehicles.
 - 2. Outdoor vehicle storage areas may not be visible from public roads.
 - 3. Outdoor vehicles storage areas are not permitted in required front or side yard setbacks. Further, outdoor vehicle storage areas are not permitted between the front of the principal building and the public road.
 - 4. Outdoor vehicle storage areas may only be permitted as accessory uses to mini-warehouse or self-storage facilities. The area dedicated to outdoor vehicle storage must be less than the area dedicated to self-storage uses for each individual development.
 - 5. All vehicles stored in outdoor vehicle storage areas must be operational and have current valid registrations and license plates.
- D. An accessory dwelling unit may be permitted for security or management personnel on the lot.
- E. Parking and circulation requirements:
 - 1. The Planning Commission must approve surface materials for all driveways, parking, loading, outdoor storage, and vehicle circulation areas. All driveways, parking, loading, outdoor storage, and vehicle circulation areas must provide adequate storm water drainage.
 - 2. Access aisles between storage buildings must be at least twenty-four (24') feet wide and must accommodate two-way flow of vehicles.
 - 3. Parking lanes may be provided between buildings. In addition to required access aisle width, parking lanes must be a minimum of ten (10') feet in width.
- F. The Planning Commission may require view obstructing fences, earthen berms, coniferous natural growth (or combination thereof) surrounding outdoor vehicle storage areas in accordance with §3.14.03.

SECTION 5

AMENDMENT TO SECTION 18.7.0 — SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

Section 18.07.05.C is amended to read as follows:

C Mini-warehouse facilities & Self-storage facilities.

SECTION 6
SEVERABILITY

Should any portion of this Ordinance be invalidated for any reason it does not affect the validity of the remaining portions of this Ordinance.

SECTION 7
REPEAL

Any ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

SECTION 8
PUBLICATION

A summary of this ordinance must be published in a general circulation newspaper in Lexington Township 15 days after adoption.

SECTION 9
EFFECTIVE DATE

This Ordinance takes effect 30 days after publication according to Section 5.

Doriann Rice, Clerk
Lexington Township
Sanilac County, Michigan