

ARTICLE 4 SPECIAL LAND USES

Section 4.10 Purpose

The intent of this Article is to provide regulations for uses which are essentially compatible with uses permitted by right in a given district, but which, by reason of the special nature of such uses or their particular location in relation to neighboring properties, require a more detailed level of review by the city. Because of their unique characteristics, it is often necessary to place restrictions or conditions associated with the approval of special land uses to ensure their compatibility with surrounding development.

Section 4.20 Standards for Approval

- a) **General Approval Standards** - Prior to approving a special land use application, the following general standards, in addition to any specific standards required for an individual special use shall be satisfied. The proposed use or activity shall:
- 1) Be compatible and in accordance with the City of Ferrysburg Master Plan.
 - 2) Be designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area in which it is proposed.
 - 3) Be adequately served by public facilities and services such as streets, police and fire protection, drainage structures, water and sewage facilities, recreation facilities, and primary and secondary schools.
 - 4) Not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to the natural environment, public health, safety or welfare by reason of excessive production of traffic, noise, smoke, odors or other nuisance.
 - 5) Promote the public interest through provision of a service, facility, or use determined to be beneficial to the residents of the city.
- b) **Specific Approval Standards** – In addition to the general approval standards, some special uses are subject to specific standards, as outlined for the uses listed in Section 4.80.
- c) **Special Use Subject to Site Plan Review** - Properties for which application for a special land use is made shall also be subject to site plan review and approval in accordance with the requirements of Article V, Site Plan Review.

[Ordinance No. 265, 10/4/2010]

Section 4.30 Application Procedure

- a) **Applicant** - Any person owning or having an interest in the subject property may file a written application for one or more special land use permits as provided for in this Ordinance.
- b) **Application and Fee** - The following materials shall be submitted to the Zoning Administrator at least forty (40) days prior to the meeting at which the Planning Commission first considers the special land use application. The applicant shall provide copies of the application, site plan, and other written and graphic instruments in a number determined by the Zoning Administrator. Information waived by the Zoning Administrator may be subsequently requested by the Planning Commission and/or City Council. [Ordinance No. 265, 10/4/2010]
 - 1) Payment of the required fee.
 - 2) Copies of a site plan meeting the requirements of Article V.
 - 3) Completed and signed application form.
 - 4) Proof of ownership and description of ownership interest.
 - 5) An analysis of the planning and market implications of the proposed use may be required by the Planning Commission and/or City Council pursuant to the following impacts:
 - a. Traffic impacts including analysis of trip generation, impact on existing and projected traffic capacities, and impact on surrounding traffic patterns.
 - b. Environmental impacts.
 - c. Impacts on public facilities and services including, but not limited to, sanitary sewers, water, storm drainage, police and fire protection, schools and recreational facilities.
 - d. Potential for negative economic impact on the neighborhood, surrounding area, and/or city as a whole.

In presenting the analysis of the planning implications the applicant shall provide information which describes the methodology used. The analysis shall be carried out by qualified individuals and verification of same shall be provided by the applicant.

Section 4.40 Designated Review Authority and Approval Procedure

- a) **Final Approval by City Council After Receipt of Planning Commission Recommendation**- The Ferrysburg City Council shall have final review and approval authority for all special land uses. Prior to said review, the City Council shall receive from the Planning Commission a recommendation concerning approval, approval with conditions, or denial of the proposed special land use. Receipt of the recommendation from the Planning Commission shall be as follows:

- 1) Following the submission of the required application materials, the Planning Commission shall hold a public hearing in accordance with the Zoning Act.
 - 2) The Planning Commission shall review the application in terms of the requirements of Section 4.20, as well as any specific standards required for the special land use in Section 4.80 and shall recommend to the City Council, in writing, approval, approval with conditions, or denial of the application.
- b) **City Council Action** - Upon receipt of the Planning Commission recommendation, the City Council shall review the application in terms of the requirements of Section 4.20 and Section 4.80, and shall approve, approve with conditions or deny the application.
- c) **Special Use Permit** - Upon approval of a special land use application, the Zoning Administrator shall issue a special land use permit.

[Ordinance No. 265, 10/4/2010]

Section 4.50 Conditions of Approval and Performance Guarantee

- a) **Conditions** - In granting a special land use, the City Council may impose any additional conditions, limitations, and performance guarantees (see Section 12.60) as in its judgment may be necessary for protection of the public interest. Such conditions shall be related to and ensure that the review considerations of Section 4.20 are met.
- b) **Conditions Attached to Property** - Approval of a special land use, including conditions made as part of the approval, is attached to the property described as part of the application and not to the owner of the property.
- c) **Record of Conditions** - A record of conditions imposed shall be maintained by the City. The conditions shall remain unchanged unless an amendment to the special land use is approved.
- d) **Record Shall Be Contained in Council Minutes** - A record of the decision of the City Council, the reasons for the decision reached, and any conditions attached to the decision shall be kept and made a part of the minutes of the City Council.

Section 4.60 Validity of Use Permitted With Special Approval

- a) **Termination of Special Land Use for Failure to Commence Construction or Secure Extension** - In cases where actual physical construction of a substantial nature of the structures authorized by a special land use permit has not commenced within one (1) year of issuance, and a written application for extension of the approval has not been filed as provided in Subsection b) below, the permit shall automatically become null and void and all rights thereunder shall terminate.
- b) **Extension** - Upon written application filed with the City Clerk prior to the termination of the one (1) year period, the City Council may authorize a single extension of the time limit for a period of not more than one (1) year. This extension shall only be granted based on evidence from the applicant that the development has a reasonable likelihood of commencing construction with the one (1) year extension.

- c) **Cessation of Special Use Resulting in Termination** - Any use for which a special land use permit has been granted and which ceases to continuously operate for a one (1) year period shall be considered abandoned and may be subject to revocation by the City. The process of revoking a special land use permit shall be based on the following:
- 1) **Planning Commission Public Hearing** - At the expiration of the one (1) year period, the Planning Commission shall conduct a public hearing regarding revocation of the special land use permit.
 - 2) **Notification of Owner** - The owner of the property on which the special land use permit has been granted shall be notified of the hearing for purposes of providing evidence as to why the special land use permit should be maintained and to demonstrate that the use authorized by the permit has a strong likelihood of commencing within a period of ninety (90) days after final disposition of this matter by the City Council.
 - 3) **Planning Commission Recommendation** - The Planning Commission shall recommend to City Council that the special land use permit shall receive the ninety (90) extension, the extension with conditions, or that the special land use permit be terminated.
 - 4) **Council Consideration** - Upon receipt and consideration of the Planning Commission recommendation, the City Council shall act to extend the special land use for a period not to exceed ninety (90) days during which the special use shall be activated, shall extend the use for a period not to exceed ninety (90) days with conditions, or shall terminate the special land use permit.
 - 5) **Permit Revocation** - A special land use which has received the above extension but which has not been initiated in the required time period or has failed to comply with any conditions which have been attached to the extension approval shall become null and void and the special land use permit shall be revoked.
- d) **Revocation.** The City Council shall have the authority to revoke Special Land Use approval after it has been shown that the holder of the approval has failed to comply with any of the applicable requirements of this Chapter, other applicable sections of this Ordinance, or conditions of the Special Land Use approval. Prior to any action, the Planning Commission shall conduct a public hearing that follows the notification requirements for the original approval, and make a recommendation to the City Council regarding revocation of the Special Land Use. [Ordinance No. 265, 10/4/2010]
- e) **Resubmittal of a Special Land Use Request** - No application for a special land use permit which has been denied wholly or in part shall be resubmitted for a period of one (1) year from the date of the order of denial, except on the grounds of new evidence or proof of changed conditions relating to all of the reasons noted for the denial found to be valid by the City Council.

Section 4.70	Amendments/Deviations from Approved Special Land Use Permits
---------------------	---

Amendments to approved special land use permits shall require submittal of a new application which shall be subject to all the requirements of this Article.

Section 4.80 Special Land Use Specific Standards

[Ordinance No. 265, 10/4/2010]

In addition to the general standards for special land uses in Section 4.20, the following specific minimum standards must be met for the listed uses.

- a) Accessory drive through facilities for any use other than a restaurant
 - 1) The site shall have at least one lot line on a collector or arterial street.
 - 2) There shall be at least three stacking spaces for each drive through lane. The Planning Commission may require additional stacking spaces based on the use and the anticipated traffic volume.
 - 3) There shall be adequate trash and litter policing for the parking lot and the shoulders of adjacent roadways. These areas shall be completely cleared of accumulated debris as often as necessary.
 - 4) Only one (1) driveway shall be permitted from each street unless the Planning Commission determines additional driveways will be necessary to ensure safe and efficient access to the site.
 - 5) The minimum distance of a driveway into the site from a street intersection shall be 60 feet measured from the intersection of the street right-of-way to the nearest end of the curb radius.
 - 6) Drive-through businesses adjacent to or integrated into a business center shall use the common access with other business establishments in that center.
 - 7) Vehicular circulation patterns into and out of such businesses shall be located and designed to minimize disruption of and conflicts with through traffic movement on the site and on abutting streets.
 - 8) Devices for the transmission or broadcasting of voices or music shall be so directed or muffled as to prevent said sound or music from being audible beyond the boundaries of the site.
- b) Accessory outdoor display and sales
 - 1) The outdoor storage and display area shall be arranged to provide safe pedestrian and vehicular circulation and safe emergency access. Maneuvering aisles shall be kept free of all obstruction.
 - 2) No outdoor display or sales shall be permitted in any required yard for the district in which the commercial outdoor storage use is located.
 - 3) Outdoor storage and display areas located on parking lots shall not reduce the available parking spaces to fewer than those required by Article 6.
 - 4) No outdoor display area or parking serving an outdoor display area shall be located within fifty (50) feet of any property line located in a residential district.
 - 5) The storage of soil, sand, mulch, and similar loosely packaged materials shall be contained and covered to prevent it from blowing into adjacent properties. The

outdoor storage of fertilizers, pesticides, and other hazardous materials is prohibited.

- 6) The Planning Commission may require an obscuring screen around any storage or display area, according to Section 5.70. Stored materials including loosely packaged materials shall not be piled or stacked higher than the height of the obscuring screen.
 - 7) All outdoor display and sales areas shall be paved with a permanent, durable, and dustless surface and shall be graded and drained to dispose of all surface water.
 - 8) All loading and truck maneuvering shall be accommodated on-site or on a dedicated easement.
 - 9) Fencing and lighting for security purposes may be required as determined by the Planning Commission. All lighting shall be shielded from adjacent residential areas.
- c) Adult foster care small group homes and foster family group homes
- 1) One on-site parking space shall be provided for each employee in addition to the parking required for the dwelling unit.
 - 2) A designated passenger loading/unloading area of adequate dimensions shall be provided near a barrier-free entrance to the home.
 - 3) A loading/unloading area of adequate dimensions shall be provided for delivery vehicles servicing the home.
 - 4) A landscaped buffer shall be provided along all property lines that abut a less intense use and around the visible perimeters of all parking and loading/unloading areas.
 - 5) All exterior lighting of entryways, parking spaces, or loading/unloading areas shall not reflect onto adjacent properties and, preferably, should be motion activated.
- d) Adult Entertainment Uses
- 1) Intent. In the development and execution of these zoning regulations, it is recognized there are some uses that, because of their very nature, are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated under certain circumstances, thereby causing a deleterious effect upon the adjacent areas. The proximity of adult entertainment regulated uses to certain uses considered particularly susceptible to the negative impacts of the concentration of adult uses tends to erode the quality of life, adversely affect property values, disrupt business investment, encourage residents and businesses to move or avoid the community, increase crime, and contribute to a blighting effect on the surrounding area. This subsection describes the uses regulated and the specific standards necessary to ensure that the adverse effects of these uses will not contribute to the deterioration of the surrounding neighborhood, to prevent undesirable concentration of these uses, and to require sufficient spacing from uses considered most susceptible to negative impacts.

- 2) Uses Regulated. The following uses are regulated by this subsection and defined for purposes of regulating adult entertainment regulated uses:
 - a. Adult Book Store
 - b. Adult Model Studio
 - c. Adult Motion Picture Arcade
 - d. Adult Motion Picture Theater or Mini-Motion Picture Theater
 - e. Adult Cabaret
 - f. Adult Sexual Encounter Center
 - g. Adult Physical Culture Establishment.
- 3) No adult entertainment use shall be permitted in a location in which any main building or accessory structure, including signs, is within one thousand (1,000) feet of any main building or accessory structure of another sexually oriented business.
- 4) No adult entertainment use shall be established on a parcel within five hundred (500) feet of any Residential District or any parcel used for a single- or multiple-family residence, public park, school, child care facility, church or similar place of worship, public library, city hall, police department or fire department, youth center, or commercially operated school attended by children such as, for example, dance schools, gymnastic centers, etc. The distance between a proposed sexually oriented business and any such zoned area or existing use shall be measured in a straight line from the nearest property line upon which the proposed sexually oriented business is to be located to the nearest property line of that zoned area or existing use.
- 5) Any sign or advertising for the adult entertainment use must comply with the provisions of this code. Any sign or advertising may not include photographs, silhouettes, or drawings of any specified anatomical areas or specified sexual activities, or obscene representations of the human form and may not include animated or flashing illumination.
- 6) The entrances to the proposed adult entertainment use at both the exterior and interior walls, in a location visible to those entering and exiting the business, must be clearly marked with lettering at least two (2) inches in height stating:
 - a. "Persons under the age of eighteen (18) are not permitted to enter the premises;" and
 - b. "No alcoholic beverages of any type are permitted within the premises;" unless specifically allowed pursuant to a license duly issued by the Liquor Control Commission.
- 7) No product or service for sale or gift, or any picture or other representation of any product or service for sale or gift, shall be displayed so as to be visible by a person of normal visual acuity from the nearest adjoining roadway or a neighboring property.
- 8) Hours of operation shall be limited to 9:00 a.m. to 11:00 p.m., Monday through Saturday.

- 9) All off street and on-site parking areas shall comply with this Ordinance, based on the primary use (i.e, retail, assembly, etc.) and shall additionally be illuminated at all times.
 - 10) Any booth, room or cubical available in any adult entertainment use that is used by patrons for the viewing of any entertainment shall:
 - a. Be unobstructed by any door, lock or other entrance and exit control device;
 - b. Have at least one (1) side totally open to a public, lighted aisle so that there is an unobstructed view at all times from the adjoining aisle of any occupant;
 - c. Be illuminated such that a person of normal visual acuity looking into the booth, room or cubical from its entrance adjoining the public lighted aisle can clearly determine the number of people within;
 - d. Have no holes or openings in any side or rear wall not relating to utility, ventilation or temperature control services or otherwise required by any governmental code or authority.
 - 11) Conditions of Approval. Prior to the granting of approval for the establishment of any adult entertainment use, the Planning Commission may impose any conditions or limitations upon the establishment, location, construction, maintenance, or operation of the adult entertainment regulated use which is necessary for the protection of the public interest. Any evidence, bond, or other performance and guarantee may be required as proof that the conditions stipulated in connection therewith will be fulfilled.
 - 12) No person operating an adult entertainment use shall permit any person under the age of eighteen (18) to be on the premises of the business as an employee, customer, or otherwise.
- e) Automobile service stations including minor vehicle repair, with or without convenience goods
- 1) All maintenance and repair work shall be conducted completely within an enclosed building.
 - 2) There shall be no outdoor storage or display of vehicle components and parts, materials, commodities for sale, supplies, or equipment.
 - 3) Storage of wrecked, partially dismantled, or other derelict vehicles, or overnight parking of any vehicle except a tow truck shall be permitted in a designated area. Such area shall be appropriately screened from public view as determined by the Planning Commission.
 - 4) If the use includes gasoline sales or installation of oil or other automotive fluids, the applicant shall submit a Pollution Incidence Protection Plan (PIPP). The PIPP shall describe measures to prevent groundwater contamination caused by accidental spills or leakage of gasoline or other hazardous materials, such as special check valves, drain back catch basins, and automatic shut off valves, as approved by the City of Ferrysburg Fire Department.

f) Bed and breakfast facilities.

- 1) The total number of bedrooms rented to guests shall not exceed fifty (50) percent of the total number of bedrooms located in the residence.
- 2) Rooms utilized for guest sleeping shall not exceed four (4) occupants per room. Rooms for guest sleeping shall meet or exceed the following room size criteria:

Number of Guests per Sleeping Room	Minimum Room Size (Net Square Feet)
1 to 2	100
3	130
4	160
More than 4 guests per room - Not Permitted	

- 3) The Bed and Breakfast facility and operation shall meet all applicable building, health, and related safety codes.
- 4) The guest room charge shall include the preparation and serving of breakfast to overnight guests. No additional breakfast fees shall be charged.
- 5) No separate or individual cooking facilities shall be provided for the use of guests, including existing cooking facilities.
- 6) The Bed and Breakfast operation may include a wall sign, attached flat against the front face of the dwelling, not to exceed two (2) square feet in area. The sign shall be non-illuminated and designed and constructed consistent with the architectural and aesthetic character of the dwelling to which the sign shall be affixed.
- 7) No transient guest shall reside on the premises for more than fourteen (14) consecutive days and not more than thirty (30) days in any one (1) year.
- 8) Off-street parking shall be provided as required by Article 6, Parking and Loading.
- 9) The use of outdoor yard areas, open decks, pools, and the like shall not result in the production of excessive off-site noise, odor, and other external disturbances. Approval of a Bed and Breakfast operation may be conditioned upon the installation of screening, fencing, plantings, and/or other installations and conditions to help ensure compatibility of the Bed and Breakfast operation with the surrounding area.
- 10) Bed and Breakfast facilities proposed for the Commercial District shall be limited to the placement of such operations within dwellings existing on the effective date of this Ordinance.

g) Day care centers, profit and non-profit

- 1) A day care center shall provide a minimum of 50 square feet of indoor play area for each child cared for. There shall be 100 square feet of outdoor play area for each child that would be using the play area at any one given time, provided the

minimum outdoor play area shall be no less than 1,000 square feet. The required play area shall be fenced.

- 2) There shall be a designated area where children may be dropped off or picked up with a designated pedestrian route to the entry to the facility. At least four such spaces shall be provided for each 20 children of licensed capacity. These spaces may be counted toward the required minimum parking space requirement.
- h) Dwelling units located on the second or above story of a permitted district use
- 1) Two (2) parking spaces shall be provided for each dwelling unit, in addition to the parking requirements for the nonresidential use.
- i) Gasoline station, with or without convenience goods
- 1) There shall be a minimum lot area of one (1) acre and minimum lot width of two hundred fifty (250) feet.
 - 2) Pump islands shall be a minimum of forty (40) feet from any public right-of-way or lot line. Tanks, propane, and petroleum products shall be set back at least fifteen (15) feet from any lot line.
 - 3) Overhead canopies shall be setback at least twenty (20) feet from the right-of-way and constructed of materials consistent with the principal building. The proposed clearance of any canopy shall be noted on the site plan. Any signs, logo, or identifying paint scheme shall be in accordance with Article ,7 Signs. The canopy shall be no higher than the principal building. Lighting in the canopy shall be recessed, fully shielded, and directed downward to prevent off-site glare.
 - 4) Only one (1) driveway shall be permitted from each street unless the Planning Commission determines additional driveways will be necessary to ensure safe and efficient access to the site.
 - 5) The intensity of lighting within a site shall not exceed twenty (20) footcandles or one (1) footcandle at the property line, except where it abuts a residentially used or zoned property, at which a maximum of 0.5 footcandles is permitted.
 - 6) The applicant shall submit 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) In the event that a gasoline station use has been abandoned or terminated for a period of more than one (1) year, all underground gasoline storage tanks shall be removed from the premises, in accordance with State requirements.
 - 8) Any use with gasoline sales shall also meet the standards for gasoline stations.
- j) Group day care homes.
- 1) The property and residence exterior shall be maintained in a manner compatible with the surrounding neighborhood.
 - 2) All playground equipment and areas for play and exercise shall be in the rear yard of the property. This area shall be at least two thousand five hundred (2,500) square feet in size.

- 3) Fencing at least four (4) feet, and no more than six (6) feet in height shall be provided around all outdoor areas accessible to children.
 - 4) The facility shall be in compliance with all applicable State licensing requirements.
 - 5) The facility shall not be located closer than one thousand five hundred (1,500) feet to:
 - a. another licensed group day care home;
 - b. an adult foster care small group home or large group home licensed under the Adult Foster Care Facility Licensing Act (PA 218 of 1979);
 - c. a facility offering substance abuse treatment and rehabilitation services to seven (7) or more persons licensed by the State;
 - d. a community correction center, resident home, halfway house or other similar facility which houses inmates under the jurisdiction of the Michigan Department of Corrections.
 - 6) Hours of operation shall not exceed 16 hours during a 24-hour period.
 - 7) One (1) non-illuminated sign measuring no more than four (4) square feet may be permitted if attached to the principal structure.
 - 8) One on-site parking space shall be provided for each employee in addition to the parking required for the dwelling unit.
 - 9) A designated passenger loading/unloading area of adequate dimensions shall be provided near a barrier-free entrance to the home.
- k) Hotel or motel
- 1) Minimum floor area of each guest unit shall contain not less than two hundred fifty (250) square feet.
 - 2) The minimum lot area shall be twenty-five thousand (25,000) square feet with a minimum width of one hundred fifty (150) feet, provided that there shall be at least five hundred (500) square feet of lot area for each lodging unit.
 - 3) The maximum lot coverage of all buildings, including accessory buildings, shall not exceed more than thirty-five percent (35%) of the lot.
 - 4) All parking areas shall have direct access to an arterial or collector street.
 - 5) Any accessory use, such as a restaurant, shall be subject to the specific standards for such uses.
- l) Massage clinics, massage services
- 1) All persons massaging any client or customer must be certified as a massage therapist by the American Massage Therapy Association or be a graduate of a School of Massage Therapy that is certified by the State of Michigan, or have such other similar qualifications which must be submitted to and approved by the City Council. All massage clinics are subject to inspection from time to time by the Zoning Administrator and shall be required to file reports as may be required by the City, at least annually, as to the names and qualifications of each person

who administers massages under the authority or supervision of the massage establishment.

- m) Restaurant, cafes, ice cream shops, retail bakeries with drive-through service
 - 1) Sufficient stacking capacity for the drive-through portion of the operation shall be provided to ensure that traffic does not extend into the public right-of-way. A minimum of ten (10) stacking spaces for each service ordering station shall be provided. Stacking spaces shall be located so as not to interfere with vehicular circulation and egress from the property by vehicles not using the drive-through portion of the facility.
 - 2) A minimum of three (3) parking spaces shall be provided in close proximity to the exit of the drive-through portion of the operation, to allow for customers waiting for delivery of orders.
 - 3) Public access to the site shall be located at least one hundred (100) feet from any intersection or other driveway on the same side of the street, as measured from the nearest right-of-way line to the nearest edge of said access.
 - 4) Internal circulations and access to and egress from the site shall not substantially impair the movement of other modes of transportation, such as bicycles and pedestrians, to and through the site.
 - 5) The parking and maneuvering areas of the site shall be fenced and screened from the view of any abutting Residential District or use by a decorative fence or wall, or a landscaped equivalent.
 - 6) Environmental impacts, including, without limitation, noise, air emissions, and glare are not significant for employees of the facility or the surrounding area.
 - 7) Devices for the transmission or broadcasting of voices or music shall be so directed or muffled as to prevent said sound or music from being audible beyond the boundaries of the site.
- n) Vehicle repair, minor.
 - 1) Minor vehicle repair facilities that do not sell fuel shall be subject to the same standards as an automobile service station.
- o) Vehicle repair, major
 - 1) All main and accessory structures shall be set back a minimum of one hundred (100) feet from a single-family residential district.
 - 2) There shall be a minimum lot frontage on a paved road of one hundred (100) feet.
 - 3) No drive or curb opening shall be located nearer than seventy-five (75) feet to any intersection nor more than twenty-five (25) feet to any adjacent Residential District property line. No drive shall be located nearer than fifty (50) feet, as measured along the property line, to any other driveway. A driveway shall not be permitted where, in the opinion of the Planning Commission, it may produce a safety hazard to adjacent pedestrian or vehicular traffic.
 - 4) A raised curb of six (6) inches in height shall be constructed along the perimeter of all paved and landscaped areas.

- 5) Overhead doors shall not face a public street or residential district. The Planning Commission can modify this requirement upon a determination that there is no reasonable alternative and the poor visual impact will be diminished through use of building materials, architectural features and landscaping.
 - 6) Where applicable, vehicle queuing space shall be provided in front of each service bay for at least two (2) vehicles.
 - 7) Where adjoining a Residential District, a solid decorative masonry wall, six (6) feet in height shall be erected along any common lot line. The wall shall be continuously maintained in good condition. The Planning Commission may approve a fence, landscaped berm, or landscaping as an alternative.
 - 8) All maintenance and repair work shall be conducted completely within an enclosed building.
 - 9) There shall be no outdoor storage or display of vehicle components and parts, materials, commodities for sale, supplies or equipment.
 - 10) Storage of wrecked, partially dismantled, or other derelict vehicles, or overnight parking of any vehicle except a tow truck shall be permitted up to four (4) weeks in a designated area. Such area shall be appropriately screened from public view as determined by the Planning Commission.
 - 11) If the use includes installation of oil or other automotive fluids except for fuel, the applicant shall submit a Pollution Incidence Protection Plan (PIPP). The PIPP shall describe measures to prevent groundwater contamination caused by accidental spills or leakage of gasoline or other hazardous materials, such as special check valves, drain back catch basins, and automatic shut off valves, as approved by the City of Ferrysburg Fire Department.
- p) Vehicle sales and service (automobiles, light trucks and recreational vehicles), with or without minor vehicle repair
- 1) Outdoor storage of automobiles or vehicles for sale shall not be permitted in any required front or side yard.
 - 2) All parking and outdoor storage areas shall be paved with a permanent and durable surface. Curb shall be provided around all parking and storage areas.
 - 3) Any use involving the maintenance, service, or repair of vehicles shall also meet the standards for automobile service stations.
 - 4) Exterior lighting shall be fully shielded and directed downward to prevent off-site glare. The intensity within a site shall not exceed twenty (20) footcandles within the site or one (1) footcandle at the property line, except where it abuts a residentially used or zoned site, whereby a maximum of 0.5 footcandles is permitted.
 - 5) Uses that include minor vehicle repair shall also meet the standards for automobile service stations. Sales of automotive fuel is not permitted.
- q) Vehicle wash, automatic or manual
- 1) Minimum lot size shall be 10,000 square feet or the minimum required lot area for the zoning district, whichever is greater
 - 2) All washing activities must be carried on within a building.

- 3) Vacuuming activities shall be at least 50 feet from any adjoining residential district.
- 4) The entrances and exits of the wash facility shall be from within the lot and not directly to or from an adjoining street. A street shall not be used as maneuvering or parking spaces for vehicles to be serviced by the subject facility.
- 5) Provision shall be made for the drying of vehicle undercarriages prior to entering the public thoroughfare.
- 6) Two vehicle stacking spaces are required for each self-serve wash stall.
- 7) Ten stacking spaces are required for each automatic wash lane.
- 8) All off-street parking areas and maneuvering lanes shall be drained so as to preclude drainage of water onto adjacent property and public rights-of-way.
- 9) Measures to minimize noise impacts on adjoining properties shall be employed.