

**CHARTER TOWNSHIP OF HIGHLAND
ORDINANCE NO. Z-032**

AN ORDINANCE TO AMEND THE CHARTER TOWNSHIP OF HIGHLAND ZONING ORDINANCE (CHAPTER 25 OF THE GENERAL CODE OF ORDINANCES) BY REVISING ARTICLE 9, DISTRICT SPECIFIC REGULATIONS TO INCREASE THE MAXIMUM ALLOWABLE LOT COVERAGE IN HIGHLAND STATION ZONING DISTRICT AND ; ARTICLE 11, ACCESS MANAGEMENT, PARKING, AND CIRCULATION TO REDUCE THE PARKING REQUIREMENT FOR GAS STATIONS.

THE CHARTER TOWNSHIP OF HIGHLAND ORDAINS:

Section 1. Amend Article 9. DISTRICT SPECIFIC REGULATIONS as follows:

Amend Section 9.05 Highland Station District, Subsection B.5 Dimensional requirements as follows:

5. The maximum lot coverage. ~~Twenty (20) percent~~ Thirty-five (35) percent.

Section 2. Amend Article 11. ACCESS MANAGEMENT, PARKING AND CIRCULATION as follows:

Amend TABLE 11.1 SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES as follows:

Commercial Services

Vehicle gas filling stations <u>(including convenience store)</u>	1 space for each 125-200 square feet of <u>net gross</u> floor area, plus 2 parking spaces per fueling station
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Section 3. Savings Clause

That nothing in this ordinance hereby adopted be construed to affect any just or legal right or remedy of any character nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 4. Severability

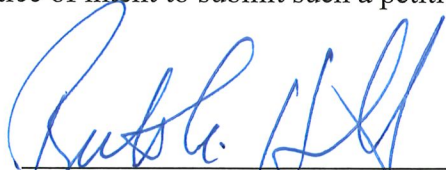
The various parts, sections and clauses of this Ordinance are declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected.

Section 5. Adoption

This Zoning Ordinance amendment is hereby declared to have been adopted by the Charter Township of Highland Township Board at a meeting thereof duly called and held on December 9, 2024.

Section 6. Effective Date

The effective date of this Ordinance shall be on the 8th day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this Ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.


Rick A. Hamill, Township Supervisor


Tami Flowers MiPMC, Township Clerk

CERTIFICATION OF CLERK

I hereby certify that the foregoing is a true and complete copy of a Zoning Ordinance amendment adopted by the Township Board of the Charter Township of Highland on December 9, 2024 which was a regular meeting. I further certify that at said meeting there were present the following Board members: Rick A. Hamill, Tami Flowers, Jennifer Frederick, Grant Charlick, Brian Howe, Beth Lewis and Joe Salvia

I further certify that the adoption of said Zoning Ordinance amendment was moved by Board member Hamill and supported by Board member Charlick._

I further certify that the following Board members Hamill, Flowers, Frederick, Charlick, Howe, Lewis and Salvia voted for adoption of the Zoning Ordinance amendment and no Board members voted against the adoption of said Zoning Ordinance amendment.

I hereby certify that said Zoning Ordinance amendment has been recorded in the Ordinance Book in said Charter Township and that such recording has been authorized by the signature of the Township Supervisor and Township Clerk.


Tami Flowers MiPMC, Township Clerk

Planning Commission Recommendation: November 7, 2024

Introduction: November 18, 2024

Adoption: December 9, 2024

Published: December 19, 2024

Effective Date: December 27, 2024