

**CHARTER TOWNSHIP OF HIGHLAND  
ORDINANCE NO. Z-031**

AN ORDINANCE TO AMEND THE CHARTER TOWNSHIP OF HIGHLAND ZONING ORDINANCE (CHAPTER 25 OF THE GENERAL CODE OF ORDINANCES) BY REVISING ARTICLE 2, RULES OF CONSTRUCTION AND DEFINITIONS TO AMEND DEFINITION OF “GAS STATION” ; ARTICLE 4, DISTRICT REGULATIONS TO ALLOW FOR GAS STATIONS AND DRIVE THRU WINDOWS FOR HS, HIGHLAND STATION BUSINESS DISTRICT WITH SPECIAL APPROVAL; ARTICLE 9, DISTRICT SPECIFIC PROVISIONS TO MODIFY SIGNAGE REGULATIONS FOR HIGHWAY ORIENTED BUSINESSES IN HS DISTRICT; ARTICLE 10, SUPPLEMENTAL USE REGULATIONS TO PROVIDE REGULATION RELATIVE TO GAS STATIONS ON HIGHWAY ORIENTED PARCELS IN HS DISTRICT; AND ARTICLE 13, LIGHTING TO ADD REGULATIONS REGARDING CANOPY LIGHTING.

THE CHARTER TOWNSHIP OF HIGHLAND ORDAINS:

**Section 1. Amend Article 2. RULES OF CONSTRUCTION AND DEFINITION** *as follows:*

*Replace Section 2.02 – Definitions beginning with the letter “A” definition of Automobile gas station with the following:*

Automobile gas station. A building or premises for the sale of vehicular fuels. The premises may also include electric vehicle charging stations. Automobile gas stations may sell oil, coolants, wiper fluids and similar automotive accessories and provide equipment for use by customers such as vacuums and air compressors to fill vehicle tires. Gas stations do not include automotive repair facilities. Gas Stations typically include sales of convenience foods and beverages and may be a component of a multiple use facility such as a retail strip center or restaurant.

**Section 2. Amend Article 4. DISTRICT REGULATIONS** *as follows:*

*Amend Section 4.12 B. Permitted uses, subsection 12 as follows:*

12. Restaurants and food-related activities, ~~not to exceed three thousand (3000) square feet maximum.~~

*Amend Section 4.12 C. Special land uses by adding new subsection as follows:*

4. Gas Stations, subject to Section 10.35. Drive-throughs for associated food services are permitted only if explicitly included in the special use approval.

**Section 3. Amend ARTICLE 9. DISTRICT SPECIFIC REGULATIONS** *as follows:*

*Amend Section 9.05. Highland Station District. as follows:*

*Amend Section B.4 Dimensional Requirements as follows:*

4. The maximum height for accessory structures. Fifteen (15) feet
  - a. exception: The maximum height of a gas station canopy is 18 feet unless the Planning Commission determines that the architectural elements of the roof justify a greater height in order to complement the primary structure. It is expected that the canopy shall be designed to match the character of the primary structure and to comply with the Highland Station design guidelines.

*Amend Section C. 1.c Architectural Guidelines as follows:*

- c. The roof design shall be consistent with the architectural style of the building. Buildings shall be designed with pitched roofs or a decorative cornice. Rooftop mechanical equipment shall be screened from all views with screening features that are consistent with the architectural style of the main building. The roof design for accessory structures such as gas station canopies or storage sheds shall complement the primary structure.

*Amend Section D.1 Site circulation, parking and loading areas. as follows:*

1. Internal and external walkways are required in accordance ~~to~~ with Section 11.07, Pedestrian Access.

*Amend Section H.7.h.i. Signs. Permitted signs. Freestanding signs. by adding the following exception under subsection i.*

- i. *Number and size.* One (1) freestanding sign is permitted for each development. Freestanding signs may not exceed a height of four (4) feet with fifteen (15) square feet per face and a maximum of two (2) faces.
    - a. Exception. For parcels fronting Highland Road (M-59), freestanding dimensional signage allowances shall comply with the applicable standards for C-2, General Commercial District. Architectural standards for such signs shall comply with the Highland Station Design Guidelines.

**Section 4. Amend Article 10. SUPPLEMENTAL PROVISIONS by adding the following:**

**Sec. 10.35 Gas Stations in HS, Highland Station District**

The following regulations shall apply:

- A. The use is allowed only on parcels fronting Highland Road (M-59).

- B. Where a drive-through service window is permitted as part of the special use approval, the orientation of the building should be chosen to maximize isolation to neighboring residential properties.

**Section 5. Amend Article 13. SIGNAGE as follows:**

*Amend Section 13.06 Canopy signage and lighting. by adding the following:*

- E. All light fixtures shall be mounted on the undersurface of the canopy, and shall be full cutoof with diffusers not visible from locations off the property. Directed beam lighting is permissible, provided the light source cannot be seen from locations off the property.
- F. For LED lighting under canopies, a color no bluer than “warm white” (Correlated Color Temperature no greater than 3000K) shall be utilized.

**Section 6. 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 7. 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 8. 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 \_\_\_\_\_.

**Section 9. 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 \_\_\_\_\_ which was a regular meeting. I further certify that at said meeting there were present the following Board members:

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

I further certify that the following Board members: \_\_\_\_\_ voted for adoption of the Zoning Ordinance amendment and that the following 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: May 16, 2024  
Introduction:  
Adoption:  
Published:  
Effective Date: