

**Grand Blanc City Zoning Ordinance**

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<u>Yard</u>	<u>Minimum Setback (in feet)</u>
Front Yard (abutting internal street)	20
Front Yard (abutting major thoroughfare)	40
Side Yard (abutting internal street)	20
Side Yard (abutting major thoroughfare)	40
Side Yard (internal between buildings)	Equal to Bldg.
Height Rear Yard (external abutting residence)	50

3. The industrial operation shall not include any stamping or grinding in product preparation unless it is incidental to the primary use.
  4. The processing of material for shipment in bulk form, to be used in an industrial operation at another location, shall not be permitted.
  5. A twenty-foot (20-ft.) greenbelt shall be provided on those sides of the property abutting land zoned for residential use and shall be set aside as a dedicated easement for greenbelt purposes. The greenbelt shall be reviewed and approved by the City Council in conformity with the requirements of Article XXIII.
- c. Uses of the same nature or class as the majority of the uses listed in this district as either a Principal Permitted Use or a Special Land Use, but not listed elsewhere in this Zoning Ordinance, as determined by the City Council, following a Planning Commission public hearing and recommendation. The determination shall be based on the standards of Section 309. Any use not listed and not found to be "similar" is prohibited.
- d. Accessory uses, buildings and structures customarily incidental to an approved Special Land Use Permit as permitted with the approved Special Land Use permit. (amended 2/14/96)

All of the above listed businesses, facilities, and uses, including private and public facilities, which use, store or generate hazardous substances and polluting materials in quantities greater than twenty-five (25) gallons or two hundred twenty (220) pounds per month shall require Special Land Use Review. (amended 2/14/96)

**SECTION 1403 ADDITIONAL SITE DEVELOPMENT STANDARDS**

All Permitted and Special Land Uses shall comply with all applicable provisions of the Zoning Ordinance including those listed below as a reference guide.

- a. Article II: Definitions
- b. Article III: General Provisions for Standards on a variety of items such as: calculation of buildable lot, fences; reception antennae; limitations on clearing and grading site, etc.
- c. Article XX: Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.).
- d. Article XXII: Parking, parking area landscaping and loading/unloading standards.
- e. Article XXIII: Landscaping Standards
- f. Article XXIV: Site Plan Review Standards
- g. Ordinance 116 Sign Ordinance (Chapter 1480)
- h. Ordinance 220 Flood Damage Prevention Ordinance
- i. Ordinance 216 Subdivision Control Ordinance

## ARTICLE XIV

### R-P RESEARCH PARK DISTRICTS

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#### SECTION 1400 INTENT

The R-P Research Park District is intended to provide solely for a community of research and related facilities. This area is further designed to insure the compatibility between the research operations and the existing character of the community in which the park is located.

#### SECTION 1401 PERMITTED USES

In an R-P Research Park District, no building or land shall be used or erected, except for one (1) or more of the following specified uses unless otherwise provided in this Ordinance:

- a. Research, design, and pilot or experimental product development as principal function.
- b. Technical training as principal function.
- c. Office buildings when incident to the above uses and the executive and administrative offices of businesses engaged in basic research, design, and pilot or experimental product design.
- d. Essential public services and essential public service buildings.
- e. Accessory uses, buildings and structures customary and incidental to the principal uses, as defined in Article II and meeting the standards of Section 312-317.

All of the above listed businesses, facilities, and uses, including private and public facilities, which use, store or generate hazardous substances and polluting materials in quantities greater than twenty-five (25) gallons or two hundred twenty (220) pounds per month shall require Special Land Use Review. (amended 2/14/96)

#### SECTION 1402 SPECIAL LAND USES

The following uses may be permitted upon review and approval by the City Council, in accordance with the general standards for all Special Land Uses listed in Section 2102, and the standards for the specific use listed in Section 2110. A Special Land Use request shall be accompanied by an Impact Assessment, as described in Section 328.

- a. Restaurants or other places serving food and/or beverages except open-front stores or drive-ins.
- b. Manufacturing, processing, assembling or packaging of finished or semifinished products from previously prepared material, fully enclosed.
  1. Accessory structures and uses customarily incident to the above-permitted uses.
  2. Industrial operations shall be permitted only as part of a "Planned Industrial Park" consisting of at least fifteen (15) acres and being platted and developed in at least five (5) individual sites having an internal service road system with the following setbacks considered as minimum: