

§ 152.242 GENERAL APPROVAL CRITERIA.

(A) Before approving or denying a special land use permit application, the Planning Commission shall review the particular facts and circumstances of the application and establish a preponderance of the evidence.

(B) The Planning Commission shall approve the application only if all proposed uses and structures on the subject site comply with the general standards set forth in this section.

(C) These general standards apply to all uses authorized by a special land use permit.

(D) The specific and detailed standards set forth in § 152.243 apply to particular uses, as indicated, and must be met in addition to the general standards below, where applicable.

(1) Compliance with Comprehensive Plan. The special land use shall be consistent with the general goals, objectives and policies of the adopted Village of Pinckney Comprehensive Plan.

(2) Compliance with Zoning District.

(a) Special land uses permitted within any district shall be only those listed within the district.

(b) The special land use shall be consistent with the purpose of the zoning district in which it will be located.

(c) Unless otherwise specified in this chapter, the special land use shall comply with the lot, access, yard, setback and other site design requirements of the zoning district in which it is located.

(3) Compatibility. The special land use shall be designed, constructed, operated and maintained in a manner that is compatible with the essential character, permitted use, enjoyment and value of surrounding property and shall enhance the community as a whole.

(4) Infrastructure and services. The special land use shall be adequately served by essential public services and other infrastructures such as roads, emergency services, drainage structures and water and sewage facilities. The proposed use shall not create a need for additional public facilities or services at public cost.

(5) Traffic. The special land use shall minimize traffic impacts. In determining whether this requirement is met, consideration shall be given to anticipated traffic generation, automobile circulation, access to public roads, relationship to intersections, sight distances, access to off-street parking and pedestrian traffic. Access drives connected to roads under state and county jurisdiction shall comply with applicable road agency standards.

(5) Environmental performance. The special land use shall not involve uses, activities, processes, materials, equipment or conditions of operation that may be detrimental to any person or property, or to public health, safety and welfare. In determining whether this

requirement is met, consideration shall be given to the production of runoff, traffic, noise, vibration, smoke, fumes, odors, dust, glare and light.

(6) Natural resources. The special land use shall minimize impacts on the natural environment. In determining whether this requirement is met, consideration shall be given to scenic views, floodplains, surface waters, wetlands, groundwater recharge areas, woodlands, wildlife habitat and steep slopes.

(7) Architecture. The architectural design of all structures, including buildings and signs, shall be compatible with the design and character of structures in the surrounding area. As part of the application, the Planning Commission may require detailed drawings of proposed signs and architectural facades, including full construction elevations and information on exterior materials, colors and detailing.

(8) Compliance required. Uses and structures shall comply with all other provisions of this chapter, including §§ 152.240et seq. through §§ 152.415et seq. and all other applicable federal, state and local codes and ordinances.

(Ord. 37, passed 8-28-2005; Ord. 139, passed 9-11-2017)

Section 152.243

F) Child care facilities.

(1) Family day care homes. Family day care homes serving six or fewer children shall be considered a residential use of property and a permitted use in all residential districts.

(2) Group child care homes. Group child care homes serving seven to 12 children shall comply with the following:

(a) Appropriate licenses with the State of Michigan shall be maintained;

(b) There shall be no more than one dwelling unit on the subject lot. Child care activities shall not be permitted within any structure other than the dwelling unit;

(c) No structure on the subject lot shall be constructed or altered for nonresidential use;

(d) There shall be a minimum of 35 square feet of indoor play area for every licensed child care slot. The play area shall not exceed 25% of the floor area of the dwelling unit. Indoor play areas shall not include bathrooms, kitchens, closets or storage areas, utility rooms, enclosed porches or similar spaces;

(e) There shall be a useable outdoor playground on the premises:

1. The playground shall not be located within the front yard, unless the Planning Commission specifically finds that it is the most appropriate location;

2. The minimum size of the playground shall be no less than 100 square feet for every licensed child care slot. The Planning Commission may reduce or waive this requirement if a public park is located within 500 feet of the subject lot;

3. All playgrounds shall be enclosed by a wall or fence at least four feet but no more than six feet in height and designed for child safety; and

4. The Planning Commission may require the playground to be obscured from abutting residential districts and uses by plant material.

(f) The hours of operation shall not exceed 16 hours within a 24-hour period. Activity between the hours of 10:00 p.m. and 6:00 a.m. shall be limited so that the drop-off and pick-up of children is not disruptive to neighboring residents.

(3) Child care centers. Child care centers shall comply with divisions (F)(2)(a) through (f) above.