

ORDINANCE NO. 25-523
AN ORDINANCE AMENDING THE
TAYLOR, MICHIGAN, ZONING ORDINANCE,
BEING APPENDIX A, OF THE TAYLOR CODE OF ORDINANCES BY
AMENDING ARTICLE 13.00 ENTITLED, Use Requirements, Section 13.05, Motor Vehicle Uses, Sub-section (a)
Automobile Filling Stations

THE CITY OF TAYLOR ORDAINS:

SECTION 1. That Article 13.00, Use Requirements, Section 13.05, Motor Vehicle Uses, Sub-section (a) Automobile Filling Stations of Appendix A of the Taylor, Michigan Code of Ordinances, be amended as follows:

Section 13.05 Motor Vehicle Uses

(a) Automobile Filling Stations

- (1) All automobile filling stations newly proposed or expanded are subject to a Traffic Impact Study, subject to the requirements of Section 19.10.
- (2) Minimum lot area shall be one (1) acre for automobile filling stations.
- (3) Minimum lot width shall be not less than one hundred fifty (150) feet for automobile service and filling stations.
- (4) The site shall have access to a major street as defined in Section 28.11(q) Streets.
- (5) No Automobile Filling station shall be located closer than 1,250 feet from another fueling station. The measurement shall be made in a straight-line from the nearest point on the lot line of the premises where the fueling station is proposed, to the nearest lot line of any other existing or proposed fueling station. Accessory filling stations as part of a large retail establishment that contains a minimum of 100,000 square feet shall be exempt from these separation requirements.
- (6) Gasoline pump canopies shall be setback at least fifteen (15) feet from the public right-of-way. The maximum height between the drive surface and the underside of the canopy shall be fourteen (14) feet.
- (7) All gasoline pumps shall be located a minimum of twenty-five (25) feet from any lot line, and shall be arranged so that motor vehicles shall not be supplied with gasoline or serviced while parked upon or overhanging any public sidewalk, abutting landscaped areas, streets, buildings or adjoining property.
- (8) The design and materials of the canopy shall be compatible with the principle building. Support columns of any proposed canopy structure shall be covered with brick or stone to match the principal building. Required fire protection devices under the canopy shall be architecturally screened so that the tanks are not directly visible from the street. The screens shall be compatible with the design and color of the canopy. The proposed clearance of any canopy shall be noted on the site plan. Any signs, logo or identifying paint scheme on the canopy shall be reviewed by the planning commission and considered part of the maximum wall sign permitted. Canopy lighting shall be recessed such that the light source cannot be seen from off site. Canopies and canopy signage shall not be internally lit, canopy price signs are prohibited.
- (9) On facades facing a public street or pump canopy, the building shall have a minimum transparency of 60 percent. Transparency shall be measured based on the total wall area of the façade. False windows, spandrel glass or similar shall not be counted towards the transparency requirement.

(10) Motor Vehicle Maintenance and Repair (Major and Minor), New and Used Automobile Sales, Equipment Rental, and Automobile, Truck, and Trailer Storage shall be prohibited.

(11) Underground storage tanks, fueling pumps, air and water hose stands, and other appurtenances shall be setback not less than 20 feet from the public right-of-way. All underground storage tanks shall be located a minimum of one hundred and fifty (150) feet away from the nearest residential zoning or use.

(12) All utility cabinets and transformers related to fueling stations including those for electrical vehicle charging, shall be located underground or located in the rear of the site and properly screened.

(13) Vehicle service centers/fueling stations that include restaurants or other uses shall also be subject to the requirements of those other uses.

(14) Except for fueling pumps, ice sales, and propane sales, all retail sales shall be conducted entirely within an enclosed building. Outdoor sales, display and storage is prohibited. Ice sales and propane sales must not block access. Propane must be setback in the rear yard, at least fifteen feet (15') from any building entrance. Bollards shall be provided to protect propane enclosure from damage.

SECTION 2. Repeal. All ordinances and parts of ordinances in conflict with the provisions set forth herein are hereby repealed to the extent of such conflict.

SECTION 3. Savings Clause. Should any section, clause or phrase of this ordinance be declared by a Court of competent jurisdiction to be invalid, the declaration by said Court shall not affect the validity of this ordinance as a whole or any part thereof other than the part so declared to be invalid.

SECTION 4. Publication and Effective Date. This ordinance shall become effective upon passage by the City Council and publication of the ordinance in accordance with the Charter of the City of Taylor and the statutes of the State of Michigan.

I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the City Council of the City of Taylor, at a Regular Meeting held in the Council Chambers at the Taylor Municipal Building, 23555 Goddard Road, Taylor, Michigan on the 2nd day of September, 2025.

I further certify that the following Council Members were present at said meeting:

Johnson, Winton, Geiss, Brandana, Daniels and Rose.

Members were absent: None.

I further certify that Council Member Johnson moved adoption of said Ordinance, and said motion was supported by Council Member Winton.

I further certify that the following Council Members voted for adoption of said Ordinance: Johnson, Winton, Geiss, Brandana, Daniels and Rose and the following Council Members voted against adoption of said Ordinance:

None.

ORDINANCE NO. 25.523

RESOLUTION NO. 9.402-25

I hereby approve the foregoing Ordinance.

CYNTHIA A. BOWER, CITY CLERK

TIMOTHY WOOLLEY, MAYOR