

**CHARTER TOWNSHIP OF REDFORD  
ORDINANCE NO. 152(N)**

**AN ORDINANCE AMENDING ZONING CODE ARTICLE X, C-2 GENERAL COMMERCIAL DISTRICT, ARTICLE XII M-1 LIGHT INDUSTRIAL DISTRICT, ARTICLE XIII M-1-A, MEDIUM INDUSTRIAL DISTRICT, AND ARTICLE XIV M-2, GENERAL INDUSTRIAL DISTRICT TO ADD THE BELOW SECTIONS CREATING A SUBAREA OVERLAY DISTRICT OF THE ZONING ORDINANCE FOR THE CHARTER TOWNSHIP OF REDFORD.**

**THE CHARTER TOWNSHIP OF REDFORD ORDAINS:**

**SECTION 1: Articles X, XII, XIII, AND XIV, are amended as follows:**

**Proposed Uses permitted is amended to Provide for Certain Limited Marihuana Establishments in a Subarea Overlay District in C-2, M-1, M-1-A and M-2 Districts**

**(a) Statement of Purpose**

(l) **Purpose.** The Redford Marihuana Establishments Subarea Overlay Districts are intended to promote certain limited marihuana establishments developed on certain properties. The districts are intended to meet the following objectives:

- a. Implement recommendations from the Master Plan that are specific to this area.
- b. Provide higher standards in terms of limits to building sizes, permitted outdoor activities, openspace, landscaping, and building design, particularly along public streets, that would typically not be required in the C-2 or Industrial districts in the Township and ensure compatibility with the adjacent C-2 and Industrial districts and nearby residential areas.
- c. Marihuana Retail Establishments but no other marihuana establishments are to be permitted in the designated C-2 districts or M-1 Light Industrial Districts subject to the following:
  1. The Marihuana Retail Establishments are required to face on and have addresses on the Overlay District Road and be at least 2,500 feet from any other Marihuana Retail Establishments measured between nearest property lines.
  2. Marihuana Retail Establishments must be in a stand-alone building that cannot have any adjoining walls with another building.
  3. Can only be located on properties currently zoned C-2 or M-1 Light Industrial.

## **SECTION 2: Marihuana Establishment Overlay District Uses**

The following Marihuana Establishments as defined in state law and regulations are permitted uses in the Marihuana Overlay Districts, provided the development also meets all ordinance requirements:

1. Marihuana Retail Establishment District and Industrial Overlay District as set forth in this ordinance:
  - a) Retail Establishments;
2. Industrial Overlay District as set forth in this ordinance:
  - a) Safety Compliance Facility;
  - b) Secure Transporter;
  - c) Class A (100 plants), Class B (500 plants), and Class C (2,000 plants) Marihuana Growers; and
  - d) Processors.

## **SECTION 3: Marihuana Overlay District Permitted Accessory Uses**

1. Off-Street Parking, Loading and Unloading is required for the permitted establishments.
2. No outdoor storage is permitted.

## **SECTION 4: Marihuana Uses Requiring Site Plan Review**

All Marihuana uses are subject to Special Use Permits and Site Plan Review.

## **SECTION 5: Licensing**

All operators of marihuana establishments must obtain a State of Michigan and Charter Township of Redford Marihuana License and Business License.

## **SECTION 6: Standard for Special Land Use Permits**

For consideration of Marihuana uses by the Planning Commission, the Commission shall review each application for the purpose of determining that each Marihuana establishment at its location will:

1. Not Impact surrounding residential neighborhoods.
2. Provide easy access for customers with accessible parking.

3. Will be adequately served by utilities with sufficient capacity and provide a written document from the utility indicating sufficient capacity is available at the Site.
4. Corridors and streets have the capacity to accommodate potential increases in traffic volumes.
5. Demonstrate a safe and secure environment and uphold the public welfare of the community.
6. Do not add unintended or impromptu costs to Township and municipal services.

#### **SECTION 7: Comply with Standards for Approval in the Redford Township Code of Ordinances.**

In addition to all requirements in this amendment, all permitting and uses hereunder shall comply with all aspects of the Redford Township Code of Ordinances, including but not limited to the Zoning Code.

#### **SECTION 8: Established Location Description**

Marihuana Overlay District boundaries are established on the Marihuana overlay district Maps. The Marihuana Overlay District Maps may be a signed sheet or composed of several map sheets and shall be kept on record in the Township Clerk and Building safety offices. The Overlay District is an effective regulatory tool for the establishment of Marihuana establishments in the Township of Redford. An Overlay District is applied over one of more previously established zoning districts, establishing additional or stricter regulations, standards, and criteria for Marihuana establishments in addition to those of the underlying zoning district.

The Marihuana uses permitted in the overlay must meet the following requirements:

1. INDUSTRIAL OVERLAY DISTRICT: M-1-A Medium and M-2 General zoned properties for all establishments, except Marihuana Retail Establishments.
2. MARIHUANA RETAIL ESTABLISHMENT OVERLAY DISTRICT: Overlay Properties shall consist of: C-2 and M-1 Light Zoned Properties on Eight Mile Road, Seven Mile Road, Plymouth Road, east side of Inkster Road between Schoolcraft Road and Plymouth Road and Telegraph Road.

#### **SECTION 9: Buffer Distance Restrictions**

(a) The proximity of all proposed marihuana establishments shall not be less than:

- (1) 1,000 feet from an operational public or private school located in Redford Township.
- (2) 500 feet from an operational commercial childcare organization (non-home occupation) that is licensed and registered with the State of Michigan Department of Health and Human Services or its successor agency, located in Redford Township.

- (3) 500 feet from a religious institution that is defined as tax exempted by the Township Assessor and located in Redford Township.
- (4) 1000 feet from a public park with playground equipment located in Redford Township.
- (5) 50 feet from the principal residential-zoned building (whether occupied or not) or residential occupied property, located in Redford Township. This distance may be reduced by the Planning Commission where the uniqueness of the property line requires. A six-foot screening wall must be built at the rear of the C-2 or Industrial property.
- (6) All marihuana establishments permitted in C-2 zoning or M-1 Light Industrial zoning must be located 2,500 feet from other marihuana retail establishments.
- (7) 250 feet between any Marihuana Processor and any Marihuana Grow facility within the Industrial Overlay District.
- (b) The distances between the locations described in this Section shall be measured between nearest property lines within Redford Township boundaries.

#### **SECTION 10: Co-Location**

- (a) Co-location of establishments permitted by State law is prohibited.

#### **SECTION 11: Building Design, Area, Height, Bulk and Placement**

- (a) Building and design improvements must comply with the underlying building codes, zoning requirements and engineering standards of the Township.
- (b) If the provisions of the State Act are silent on building and design requirements, the requirements of the underlying districts shall apply.
- (c) If the building and design requirements of the overlay district conflict with the requirements of the underlying district, then the building and design requirements of the overlay district shall supersede the underlying district regulations.
- (d) Odor shall be managed through the installation of activate carbon filters on exhaust outlets to the building exterior from any rooms used for the Marihuana Establishment permitted with this ordinance or any other Ordinance of Redford Township and negative pressure shall be maintained within the building.
- (e) An alternative odor control system may be approved by the Redford Township Building official based on a report by a registered Mechanical Engineer licensed by the State of Michigan, demonstrating that the alternative system will control odor equally or better than the required activated carbon filtration system.
- (f) Permanent Generators must be installed to operate the essential systems in case of power outage or failure.
- (g) Any lighting device with intermittent fading, flashing, blinking, rotating or strobe light

illumination is prohibited on any Marihuana establishment, building, structure, or property located inside the Marihuana overlay Districts.

- (h) Luminous tube lighting (e.g. neon, rope lighting) or other string lighting shall not be used to outline or frame doors, eaves, windows or soffits on the exterior.
- (i) Luminous tube string lighting and exposed bulb fluorescent lighting is prohibited as an architectural detail on all building/structures (e.g. along the roof line, eaves) and on all building facades.
- (j) Exterior site lighting must be installed in site parking areas, egress, and ingress areas. Lighting must be compliant with this Zoning Ordinance.
- (k) It shall be prohibited to display any signs that are inconsistent with state or local law, and, of the Zoning Ordinance.
- (l) It shall be prohibited to use the symbol or image of a marihuana leaf or the medical cross symbol in any exterior building signage and no murals allowed on building.
- (m) Signs shall identify the business, but the following sign language is not permitted on any Marihuana establishment use: marihuana, marijuana, cannabis, ganja, dope, roach, hash, reefer or any other word/phrase with similar likeness.
- (n) Window signs that occupy not more than 10 percent of the inside surface of the windows area of each floor level of a business or building are permitted.

#### **SECTION 12— Review Authority and Establishment**

- (a) The Redford Township Board shall be the Special Use approval authority following recommendations from the Planning Commission. Site Plan Review approval is the Planning Commission as provided in the Township Zoning Ordinance, for the permitted Marihuana establishments in the Marihuana Overlay Districts.
- (b) Marihuana uses must be in accordance with the Special Land Use Permit review standards contained in the Zoning Ordinance.
- (c) A Special Land Use Permit for marihuana establishments requires Public Notice of property owners located within 300 feet from the proposed marihuana establishments.
- (d) All permitted marihuana uses must be in accordance with the Standards of the Zoning Ordinance.
- (e) Within the overlay district all requirements of the underlying districts remain in effect, except where these regulations provide an alternative to such requirements.

#### **SECTION 13 – Severability**

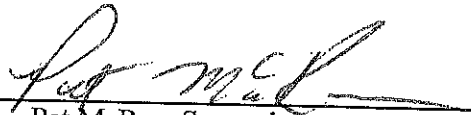
The provisions of this ordinance are hereby declared to be severable. If any clause, sentence, word, section, or provision is hereafter declared void or unenforceable for any reason by a court of

competent jurisdiction, it shall not affect the remainder of such ordinance which shall continue in full force and effect. The provisions herein shall be construed as not interfering or conflicting with the statutory regulations for licensing marihuana establishments pursuant to the Michigan Regulation and Taxation of Marihuana Act, as may be amended.

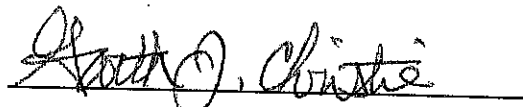
#### SECTION 14 – Effective Date

This ordinance shall take effect 10 days after publication as provided. The foregoing Ordinance was duly adopted at a meeting of the Charter Township of Redford held on the 11th day of June, 2024.

ADOPTED, APPROVED AND PASSED by the Board of the Charter Township of Redford this 11<sup>th</sup> day of June, 2024.

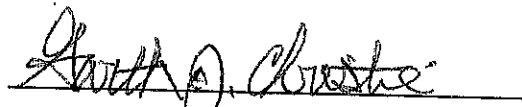


Pat McRae, Supervisor  
Charter Township of Redford



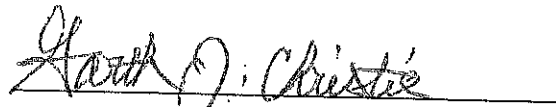
Garth J. Christie, Clerk, MMC  
Charter Township of Redford

I hereby certify that the foregoing is a true copy of the Ordinance as passed by the Charter Township of Redford a regular Board Meeting held in the Board Room in said Township on the 11th day of June 2024.



Garth J. Christie, Clerk, MMC  
Charter Township of Redford

I further certify that the foregoing was published in DETROIT LEGION NEWS, a newspaper of general circulation in the Charter Township of Redford, on the 21<sup>st</sup> day of JUNE, 2024.



Garth J. Christie, Clerk, MMC  
Charter Township of Redford