

## VILLAGE OF ELK RAPIDS ZONING CODE

4. All areas accessible to vehicles or pedestrians shall be illuminated.
- D. Access. Access to the shopping center shall be provided by at least one direct access from a Major Thoroughfare, as defined in Chapter 200 of this Code. Further, the owners or developers of the center shall show, to the complete satisfaction of the village, that all access points to an external street or streets shall be fully capable of absorbing the maximum hourly traffic anticipated to be generated by the center without undue interference to other traffic on the street or streets.
- E. Surface improvements. All areas accessible to vehicles shall be paved and maintained so as to provide a permanent, durable, and dustless surface and shall be so graded and provided with adequate drainage facilities that all collected surface water is effectively carried away from the site.
- F. Structure location. No structure, with the exception of permitted signs, fences, walls and light standards, shall be located close to any property line of the center than a distance equal to twice its height.
- G. Signs. All signs within the center shall conform to the provisions of §529., Signage, of this Code.
- H. Lighting. All outdoor lighting shall be accomplished in accordance with the requirements of §527., Lighting, of this Code.
- I. Transition strips. All Planned Shopping Center development, when located in or adjacent to an agricultural district, residential district, or when adjacent to a school, hospital, or other public institution, shall include as an integral part of the site development a strip of land 200 feet or more in width on all sides of the site except on the side fronting on a major thoroughfare. No part of such land may be used for any shopping center functions, except that up to 100 feet of the strip width on the interior side may be used as part of the parking area. Except for the part that may be occupied by the parking space, the strip shall be occupied by plant materials or structural fences and walls, used separately or in combination.  
(Ord. passed 3-2-15)

### §474. "INNS" WITHIN THE CENTRAL BUSINESS DISTRICT.

- A. Intent. It is the purpose of this section to establish reasonable requirements for transient lodging facilities within the B-2, Central Business District exclusive of Bed and Breakfast Establishments. It is intended that these regulations will provide for such facilities in the Village that are appropriate in scale and location so as to not create undue traffic congestion, noise, or other interference with the predominantly rural and residential

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character of the Village.

- B. Maximum number of units. There shall be no more than 20 transient residential units per inn establishment.
- C. Minimum floor area. Each guest unit shall contain not less than 250 square feet of floor area.
- D. Maximum building height. The maximum height shall be three stories, but not to exceed 35 feet.
- E. Lighting. No lighting shall have a source of illumination or light lenses visible outside the property lines of the parcel or lot and shall in no way impair safe movement of traffic on any street or highway.
- F. Accessory uses. Uses such as swimming pools and other outdoor recreational uses, meeting rooms, restaurants, taverns or bars, and a caretaker or proprietor's residence shall be permitted, provided that these uses are located on the same site as the principle use to which they are accessory. Permits shall have been obtained from appropriate county or state agencies. Additional parking and signage requirements shall be met for accessory uses in accord with §530., and §529., respectively, of this Code.  
(Ord. passed 3-2-15)

### §475. SEXUALLY ORIENTED BUSINESS.

- A. Purpose. It is the purpose of this section to regulate sexually oriented businesses and related activities to promote health, safety, morals, and general welfare of the citizens of the village, and to establish reasonable and uniform regulations to prevent the deleterious location and concentration of sexually oriented businesses within the village. The provisions of this section have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Similarly, it is not the intent or effect of this section to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this section to condone or legitimize the distribution of obscene material.
- B. Findings and rationale.
  - 1. Based on evidence of the adverse secondary effects of adult uses presented in hearings and in reports made available to the Village Planning Commission and the Village Council, and on findings, interpretations, and narrowing constructions incorporated in