

**CITY OF IONIA
IONIA COUNTY, MICHIGAN
(Ordinance No. 601)**

At a regular meeting of City Council for the City of Ionia, Michigan held at City Hall on January 7, 2026, beginning at 6:30 P.M., City Councilmember Cook made a motion to adopt this Ordinance, which by motion was supported by Councilmember Starr.

AN ORDINANCE TO AMEND CHAPTER 1260, SECTION 1260.03 AND ENACT A NEW SECTION 1274.10 ENTITLED "PARKING AS AN ACCESSORY USE TO AN ADJACENT LOT" OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA.

The CITY OF IONIA (the "City") HEREBY ORDAINS:

Section 1. Amendment to Part Twelve, Title Six, Chapter 1260, Section 1260.03. Part Twelve, Title Six, Chapter 1260, Section 1260.03 of the Codified Ordinances is hereby amended as follows:

1260.03 SPECIAL LAND USES.

The following uses may be allowed subject as a special land use by the Planning Commission subject to the general and specific requirements of Chapter 1274:

- (a) Business in the character of a drive-in or open front store.
- (b) Indoor and outdoor commercial storage and warehousing facilities.
- (c) Lumber yards, provided they comply with the following conditions:
 - (1) Primary access shall be provided on a major street or highway.
 - (2) The maximum size allowed when considering total land size shall not exceed 2.25 acres.
 - (3) No greater than thirty percent (30%) of the sellable goods shall be stored in the open air.
- (d) Plant materials nursery for the retail sale of plant materials not grown on the site and sales of lawn furniture, playground equipment, and garden supplies, subject to the following conditions:
 - (1) The storage and/or display of any materials and/or products shall meet all structure setback requirements.
 - (2) All loading and parking shall be provided off-street.

- (3) The storage of any soil, fertilizer, or other loose, unpackaged materials shall be contained to prevent any effects on adjacent use.
- (e) Outdoor theaters and open space venues - because outdoor theaters are unique in that they are used only after dark and since they develop a concentration of vehicular traffic entering and leaving their parking area, they shall be permitted in B-3 and I-1 districts only. Outdoor theaters shall further be subject to the following conditions:
 - (1) The proposed internal design shall receive approval from the Planning Commission and City Engineer regarding the adequacy of drainage, lighting, and other technical aspects based on applicable legal requirements.
 - (2) Outdoor theaters shall abut a major thoroughfare, and points of ingress and egress shall be available only from such major thoroughfares.
 - (3) All vehicles queuing up to enter the facility shall be provided with off-street waiting space. No vehicle shall be permitted to wait or stand within a dedicated right-of-way.
 - (4) The area shall be laid out to prevent the movie screen from being viewed from residential areas or adjacent major thoroughfares. All lighting used to illuminate the area shall be confined within and directed onto the outdoor theater site premises and subject to Section 1286.03.
- (f) Veterinary Hospitals or Veterinary Clinics, provided that all activities are conducted within an enclosed building and provided, further, that all buildings are set back at least 200 feet from abutting residential districts on the same side of the street.

(g) Parking as an accessory use to an adjacent lot, subject to Section 1274.10.

Section 2. Enactment of Part Twelve, Title Six, Chapter 1274, Section 1274.10. Part Twelve, Title Six, Chapter 1274 of the Codified Ordinances is hereby amended to enact a new Section 1274.10 to read in its entirety as follows:

1274.10 PARKING AS AN ACCESSORY USE TO AN ADJACENT LOT.

- (a) Notwithstanding the general requirement of Section 1240.11(1) that an accessory use be located on the same zoning lot as the principal use to which it is related, the Planning Commission may permit parking as an accessory use to an adjacent lot if the applicant demonstrates that the proposed parking cannot be reasonably placed on the same lot as the principal use due to site constraints or existing development.
- (b) For purposes of the setback requirements under Section 1282.01(a), the barrier-free parking requirements under Section 1282.02(q), and calculating minimum and maximum parking space requirements, the two lots shall be considered one lot.
- (c) All requirements under Chapter 1282 apply to parking approved under this section, provided, however, that if the principal use is on a lot outside of the City, the minimum and maximum parking space requirements shall not apply.

(d) As part of approval under this section, the Planning Commission may allow a dumpster enclosure or similar accessory structure that serves the principal use on the adjacent lot, subject to all applicable requirements of this Ordinance.

(e) In addition to any conditions that the Planning Commission may impose under Section 1274.05, the Planning Commission shall impose the following conditions with approval of a special land use under this section:

(1) The provision for parking as an accessory use to an adjacent lot shall be set forth in a recordable instrument recorded at the office of the Ionia County Register of Deeds, describing the lands affected by this agreement.

(2) The special land use approval shall automatically terminate if:

(A) the principal use on the adjacent lot ceases for a period of 18-months resulting in the use being considered abandoned, or;

(B) the principal use on the adjacent lot changes in use or expands resulting in significant alterations to site circulation, drainage, landscaping, lighting, and/or other considerations of site plan review that would require a site plan review by Planning Commission, or;

(C) the instrument required under Section 1274.10(e)(1) is found to be invalid or void by a court of competent jurisdiction or is terminated.

(3) Accessory structures shall not be allowed unless made part of said approval when granted.

Section 3. Severability. Should any portion of this Ordinance be declared to be invalid or unconstitutional by a court of competent jurisdiction, such declaration shall not affect any other portion or provision of this Ordinance, which shall remain valid and in full force and effect.

Section 4. Effective Date. This Ordinance shall become effective upon the expiration of seven (7) days after this Ordinance's adoption, or a summary thereof, appears in the newspaper as provided by law.

The vote to approve and adopt this Ordinance was as follows:

YEAS: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, Troy Waterman, Brenda Cowling, John Milewski

NAYS: None

ABSENT: None

ABSTAIN: None

ORDINANCE NO. 601 DECLARED ADOPTED.

CITY OF IONIA

Dated: 1/7/20


Jonathan T. Bowman, City Clerk

CERTIFICATION

I hereby certify that the above is a true copy of the Ordinance adopted by the City Council of the City of Ionia as of the date, time, and place as specified above, pursuant to the required statutory procedures.


Jonathan T. Bowman, City Clerk

Introduction and First Reading:	December 3, 2025
Notice of Public Hearing:	December 6, 2025
Public Hearing, Second Reading, Adoption:	January 7, 2026
Effective (7 days after publication):	January 14, 2026