

AN ORDINANCE TO AMEND THE CITY OF ROSEVILLE ZONING ORDINANCE, SECTION 370-5 TO PROVIDE FOR DEFINITION OF AUTOMOBILE WASH, TO AMEND SECTION 370-40 BY DELETING SUBPARAGRAPH C, TO AMEND SECTION 370-41 TO ALLOW AUTOMOBILE WASHES BE PERMITTED SUBJECT TO SPECIAL CONDITIONS, TO AMEND SECTION 370-79 TO ADD REVIEW OF AUTOMOBILE WASH ESTABLISHMENTS WHEN SUCH USES ARE NEXT TO A RESIDENTIAL DISTRICT, AND TO PROVIDE FOR REPEALER, SEVERABILITY, AND EFFECTIVE DATE.

**CITY OF ROSEVILLE
MACOMB COUNTY, MICHIGAN**

ORDINANCE NO. 1351

TO ADOPT AND PUBLISH AN ORDINANCE AMENDING THE CITY OF ROSEVILLE ZONING ORDINANCE, SECTION 370-5 TO PROVIDE FOR DEFINITION OF AUTOMOBILE WASH, TO AMEND SECTION 370-40 BY DELETING SUBPARAGRAPH C, TO AMEND SECTION 370-41 TO ALLOW AUTOMOBILE WASHES BE PERMITTED SUBJECT TO SPECIAL CONDITIONS, TO AMEND SECTION 370-79 TO ADD REVIEW OF AUTOMOBILE WASH ESTABLISHMENTS WHEN SUCH USES ARE NEXT TO A RESIDENTIAL DISTRICT, AND TO PROVIDE FOR REPEALER, SEVERABILITY, AND EFFECTIVE DATE.

THE CITY OF ROSEVILLE ORDAINS:

Section 1. The City of Roseville Zoning Ordinance, § 370-5 Terms Defined, is hereby amended to define Automobile Wash which should be put in alphabetical order and provides as follows:

AUTOMOBILE WASH

A building or portion thereof where automobiles are washed. Such facilities include:

Automatic wash: Any facility, its structures, accessory uses, or paved areas used wholly or partly to wash, clean and dry the exterior of automobiles, using conveyors to move the vehicle, or equipment that moves over or around the vehicle, or other automated equipment intended to mechanically wash such vehicles.

Self-service wash: Any facility, its structures, accessory uses or paved areas used wholly or partly to wash, clean and dry the exterior of automobiles using handheld equipment.

Section 2. The City of Roseville Zoning Ordinance, § 370-40 Principal Permitted Uses, is hereby amended to delete subparagraph “C. Motor vehicle car wash, when completely enclosed in a building,” and renumber the remainder of that section.

Section 3. The City of Roseville Zoning Ordinance, § 370-41 Uses Permitted Subject to Special Conditions, is hereby amended by adding paragraph Q to provide as follows:

Q. Automobile wash, subject to the following conditions:

- (1) A self-service automobile wash shall have a minimum lot area of 10,000 square feet, with a minimum of 100 feet of frontage on a major thoroughfare. An automatic automobile wash shall have a minimum lot area of 20,000 square feet, with a minimum of 150 feet of frontage along a major thoroughfare.
- (2) All washing facilities shall be completely within an enclosed building.
- (3) Accessory vacuuming facilities may be outside the building. Vacuuming activities shall be permitted in the rear yard or an interior side yard only, provided such activities shall be located not less than 25 feet from any lot line and shall be located no less than 50 feet from adjacent residentially zoned or used property.
- (4) All mechanical equipment shall be located no less than 50 feet from adjacent residentially zoned or used property, and such equipment shall be screened in accordance with the requirements of Article XXII (Screening Devices and Landscaping).
- (5) Screening must be provided along property lines between the automobile wash and adjacent properties in accordance with the requirements of Article XXII (Screening Devices and Landscaping).
- (6) Curb openings for drives shall not be permitted where the drive would create a safety hazard or traffic nuisance for other ingress and egress drives, traffic generated by other buildings or uses, or adjacent or pedestrian crossings.
- (7) Sufficient space shall be provided on the lot so that vehicles do not enter or exit the wash building directly from an adjacent street or alley. Streets and alleys shall not be used for maneuvering or parking by vehicles to be serviced by the automobile wash.
- (8) Ingress and egress points shall be located at least 60 feet from the intersection of any two (2) streets.
- (9) A maximum of one two-way driveway opening or a pair of one-way driveway openings shall be permitted to a particular site from each adjacent public road.
- (10) Adequate stacking space shall be provided for all cars required to wait for access to the facilities, in accordance with the standards of §370-76 (Off-street parking and vehicle space stacking requirements).
- (11) Stacking lanes shall be designed with an adjacent bypass lane of a minimum of 12' to allow unobstructed travel for vehicles to pass those waiting to enter the wash. The Planning Commission may approve alternative methods of exiting the stacking lanes without entering the wash if it finds that

the alternative method will not create a safety hazard or traffic nuisance.

- (12) No automobile wash shall make, continue or cause to be made or continue, any noise disturbance or allow to be emitted sound from any source or combination of sources that exceeds 85 decibels.
- (13) The applicant shall submit a noise impact statement as part of a site plan application for the establishment of a new automobile wash or modification of an existing automobile wash that requires site plan review. This noise impact statement shall demonstrate that all activities associated with the structure and land use will comply with the noise standards in this chapter at all times. The noise impact statement shall be prepared by the project architect or project engineer and include a description of the proposed use as well as a description of how the proposed noise emissions will comply with noise requirements. All external and internal equipment that generates sound shall be noted.

Additional Requirements for Automobile Washes when such uses are located next to any residential district or use:

- (14) The hours of operation shall not extend beyond the hours of 7 a.m. to 10 p.m. This includes any washing, drying or accessory vacuuming or cleaning activities.
- (15) Only necessary lighting for security purposes shall be permitted after a site's hours of operation.
- (16) No automobile wash shall make, continue or cause to be made or continue, any noise disturbance or allow to be emitted sound from any source or combination of sources that exceeds 60 decibels, measured at any lot line separating the automobile wash from a residential district or use.
- (17) The Planning Commission shall determine the appropriate screening type between properties based on relevant site characteristics.

Section 4. The City of Roseville Zoning Ordinance, § 370-79 Site Plan Process, is hereby amended by adding paragraph E(15) to provide as follows:

- (15) Automobile wash establishments as defined in the Zoning Ordinance, when such uses are located next to any residential district.

All other remaining paragraphs should be renumbered in chronological order.

Section 5. **Repealer.** All ordinances or parts of ordinances in conflict herewith are repealed only to the extent necessary to give this ordinance full force and effect.

Section 6. **Severability.** If any article, section, subsection, sentence, clause, phrase, or

portion of this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of remaining portions of the ordinance, being the intent of the City that this ordinance shall be fully severable.

Section 7. **Effective Date.** This amendment to the City of Roseville Code of Ordinances shall become effective within twenty (20) days of adoption.

ORDINANCE DECLARED ADOPTED.

CERTIFICATION

I, Jennifer Zelmanski, City Clerk of the City of Roseville, Macomb County, Michigan, do hereby certify that Ordinance No. 1351 was adopted by the City Council of Roseville, assembled in regular session on August 11, 2026. Said Ordinance was posted in the following places:

Notice of said posting was published in *C&G Eastsider* on August 26, 2026.

Jennifer Zelmanski, City Clerk