

CHARTER TOWNSHIP OF MONROE

ORDINANCE NO. 151

ADOPTED: 3/21/2023

EFFECTIVE: EIGHT DAYS AFTER PUBLICATION AFTER ADOPTION

**AN ORDINANCE TO AMEND IN PART AN ORDINANCE ENTITLED
“ADULT ENTERTAINMENT USES”**

**THE CHARTER TOWNSHIP OF MONROE
MONROE COUNTY, MICHIGAN
ORDAINS:**

The Monroe Charter Township Zoning Ordinance No. 52-2010, Chapter 8 (USE STANDARDS), Section 8.102 of March 4, 2010 (the “Adult Entertainment Zoning Ordinance”) is hereby amended to further regulate adult entertainment uses under the Zoning Ordinance through adoption of (i) time, place, and manner restrictions, and (ii) specific standards necessary to ensure that adult entertainment uses in the Township: (a) will not contribute to the deterioration of the surrounding neighborhood, (b) will not be concentrated in a particular area, and (c) are sufficiently distant from other uses, where coupled with adult entertainment uses, are shown to be most susceptible to negative impacts, as follows:

1. The introductory paragraph of the Adult Entertainment Zoning Ordinance is hereby deleted in its entirety and replaced in full with the following:

Intent

In the development and execution of the Monroe Charter Township’s zoning regulations, it is recognized that there are some uses that, because of their very nature, are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated in the same area, thereby causing a secondary and deleterious effect upon adjacent areas. The proximity of adult entertainment uses to other adult uses and to certain uses considered particularly susceptible to negative impacts tends to erode the quality of life, adversely affect property values, disrupt business investment, encourage residents and businesses to move from or to avoid the community, increase crime, and contribute a blighting effect on the surrounding area. Monroe Charter Township has reviewed and placed on file a factual record of available literature that was obtained through reputable sources reporting of other jurisdictions’ experiences on the subject of secondary effects of adult entertainment uses.

Accordingly, it is the intent and purpose of Monroe Charter Township to adopt

reasonable regulations for adult entertainment uses in the Township so as to minimize the adverse effects on the public health, safety, and welfare of persons and property within the Township. Therefore, in addition to other applicable regulations, the operation or expansion of any adult entertainment uses, whether conducted as a separate business activity or in conjunction with another use, must conform to the requirements set forth in this Adult Entertainment Zoning Ordinance.

2. Section 8.102, Subsection A of the Adult Entertainment Zoning Ordinance is hereby deleted in its entirety and replaced in full with the following:

A. Applicability. Adult Entertainment Uses, as defined in Section 2.02, shall only be permitted as a Special Use per Section 17.02, in the C-2 (General Commercial) Zoned District, and shall be subject to the following:

1. Minimum Separation.

A. An adult entertainment use shall not be located within 5,000 feet (measured as a straight-line distance between the closest property lines) from any of the following:

- i. Any other property approved for adult entertainment use.
- ii. Any residential zoned district or residential use.
- iii. Any manufactured housing park zoned district or use.
- iv. Any marihuana business.
- v. Campgrounds.

B. An adult entertainment use shall not be located within 1,200 feet (measured as a straight-line distance between the closest property lines) from any of the following:

- i. Any Institutional Use, as defined in Section 2.02, Definitions, of the Zoning Ordinance.
- ii. Any child day care center.
- iii. Any Class "C" establishment licensed by the Michigan Liquor Control Commission.
- iv. Pool or billiard halls, amusement centers, or ice- or roller-skating rinks.
- v. Indoor or outdoor movie theaters, concert halls, or amphitheaters.
- vi. Any tobacco/vape shop business.

For the purposes of this Section, this measurement of separation shall ignore political boundaries and account for facilities, businesses, or zoning classifications in all neighboring jurisdictions.

3. Section 8.102, Subsection B of the Adult Entertainment Zoning Ordinance is

hereby deleted in its entirety and replaced in full with the following:

B. Site Design Standards.

1. All adult entertainment uses shall be contained in a freestanding building. Enclosed malls, commercial strip stores, common wall structures, and multi-uses within the same structure do not constitute a freestanding building.
2. No adult entertainment use shall be conducted in any manner that permits the observation of any material depicting, describing, or relating to specified sexual activities or specified anatomical areas from any public right-of-way or from any property not regulated as an adult entertainment use. This provision shall apply to any display, decoration, sign, window, or other opening.
3. No person shall reside in, or permit any person to reside in, the premises of any property zoned for adult entertainment use.
4. Operational hours are permitted between 11:00 a.m. and 2:00 a.m. daily.
5. Signage. Not more than one business wall sign shall be permitted for an adult entertainment business. Such wall sign shall be permitted in the front building façade of the first-floor elevation and shall not exceed the lesser of (1) 5% of the front building façade, or (2) 100 square feet. If a ground sign is otherwise permitted in the Monroe Charter Township Zoning Ordinance, it shall be limited by this Adult Entertainment Zoning Ordinance to be limited to only one (1) ground sign, the surface area dimensions of which shall be the lesser of one (1) square foot for each lineal foot of frontage of the lot, or (2) 24 square feet.

4. **Section 8.102, Subsection C** of the Adult Entertainment Zoning Ordinance is hereby deleted in its entirety and replaced in full with the following:

C. Review Standards. The Zoning Board of Appeals shall not have the authority to consider appeals of Zoning Ordinance 52-2010, Article 8, Section 8.102.