

ARTICLE XX

COMMERCIAL

§ X.05 - INTENT & PURPOSE

It is the intent and purpose of this Article to:

- (A) Establish the purposes of the Commercial (C) Zoning District;
- (B) Preserve the Township's rural character and protect visual corridors along public streets;
- (C) Ensure adequate space on commercial lots for commercial uses, structures, infrastructure, and other improvements;
- (D) Reduce the risk of environmental hazards from commercial uses;
- (E) Encourage use of the Township's limited commercial areas;
- (F) Ensure compatibility between commercial uses and surrounding uses;
- (G) Reduce the impacts on surrounding properties and the community of commercial developments and uses; and
- (H) Establish use and developmental standards for the Commercial (C) Zoning District.

§ X.10 - DISTRICT PURPOSE

It is the intent and purpose of this District to:

- (A) **Daily Use:** Provide opportunities for retail, service, and office establishments that serve the day-to-day needs of Township residents and visitors;
- (B) **Destination Use:** Allow opportunities for limited, appropriately-scaled destination commercial uses that are consistent with the goals and objectives of the Master Plan;
- (C) **Township Character:** Provide opportunities for commercial uses that are compatible and consistent with the existing and preferred rural character of the Township;
- (D) **Neighborhood Commercial:** Allow opportunities for low-impact commercial uses in close proximity to residential uses; and
- (E) **Mixed Use:** Allow for mixed-use development that maximizes benefits to the community.

§ x.15 - SCHEDULE OF USES

Introduction.

(A) **Uses:** Uses and development of land and structures shall only be for the uses specified in the schedule of uses table below, unless otherwise permitted in this Ordinance. Uses are grouped into major categories, and only those uses listed under each category are permitted.

(B) **Description:** Uses, as denoted in the Schedule of Uses, are described below.

- (1) "P" identifies uses that are permitted.
- (2) "S" identifies special land uses.
- (3) "PA" identifies permitted accessory uses.
- (4) "SA" identifies accessory special land uses.
- (5) "-" identifies uses that are not permitted. This also includes uses that are not listed.

(C) **Schedule of Uses:** INTRODUCTION HERE

<i>Table x.15(C)- Schedule of Uses</i>		
(1) Residential	Zoning District	Specific Standards
a. Multiple-unit dwelling	SA	YES
b. Upper-level residential	P	
c. Home occupation	PA	YES
(2) Agriculture, Forestry, Fishing, & Hunting	Zoning District	Specific Standards
a. Biofuel production, small	P	YES
b. Biofuel production, large	S	YES
c. Farm equipment sales and service of equipment	P	
d. Roadside stand	P	YES
e. Winery	P	
(3) Business, Commercial, & Retail	Zoning District	Specific Standards
a. Any generally-recognized retail business that supplies commodities on the premises within a completely enclosed building, such as food, drugs, alcohol, furniture, clothing, dry goods, notions, books, flowers, jewelry, or hardware	P	
b. Automobile wash	S	YES
c. Commercial kennel	S	YES
d. Drive-in, drive-through, take-out, pick up, and other forms of in-vehicle retail or service	S	YES
e. Landscape nursery and greenhouse, including sales of plant materials and supplies	P	
f. Motor vehicle service station or maintenance and repair	S	YES
g. Outdoor retail sales	S	YES
h. Personal service establishment that performs services on-site within a completely enclosed building	P	
i. Professional office that performs services on-site within a completely enclosed building	P	
j. Sales of new industrial and construction equipment or the service and repair of such items	S	

k. Self-storage facility	S	YES
l. Veterinarian clinic	P	
(4) Arts, Entertainment, & Recreation	Zoning District C	Specific Standards
a. Adult entertainment	S	YES
b. Dedicated open space	P	
c. Driving range	P	YES
d. Indoor recreation, such as indoor theaters, bowling alleys, skating rinks, shooting ranges	P	
e. Marina or yacht club	S	YES
f. Outdoor athletic facility or similar recreation facility of an open-space and low-intensity nature	P	YES
g. Watercraft access ramp	S	
h. Watercraft sales, repair, or storage	P	YES
(5) Food Service	Zoning District C	Specific Standards
a. Banquet hall	P	
b. Bar or club	S	
c. Carry-out, drive-through, take-out, pick-up, and other form of restaurant or other food service establishment that serves food or drink for off-site consumption	S	
d. Entrepreneurial kitchen	PA	YES
e. Food cart	P	YES
f. Microbrewery or distillery	S	
g. Outdoor dining area	S	
h. Sit down restaurant or other establishment that serves food and drink for on-site consumption	P	
(6) Health & Medical	Zoning District C	Specific Standards
a. Health, fitness, or rehabilitation center	P	
b. Hospital	S	
c. Medical office	P	
d. Nursing home or assisted living facility	S	YES
(7) Institutional	Zoning District C	Specific Standards
a. Government office	P	YES
b. Library	P	
c. Polling place	P	
d. Public administration building or assembly hall	P	YES
(8) Other	Zoning District C	Specific Standards
a. Accessory uses customarily incidental and subordinate to the permitted principal use	PA	
b. Community well	S	YES
c. Community sewage system	S	YES
d. Day care center	P	YES
e. Funeral home	P	YES

f. Junkyard	S	YES
g. MET Tower	P	YES
h. Motel or hotel	P	
i. Private club or meeting hall	P	
j. Private stable	PA	
k. Recycling collection or transfer station	S	
l. Sign	PA	YES
m. Solar energy system	PA	YES
n. WECS, mirco	PA	YES
o. WECS, small	PA	YES
p. Wireless communication facility	S	YES

(D) Interpretation: For specific uses that are not listed, the Director of Planning and Zoning shall determine if that use is substantially similar to any of the uses listed in the Schedule of Uses.

§ x.20 - LOT STANDARDS

All lots shall meet the following minimum area, frontage, and width standards. Lots shall not be created or altered in a manner that does not comply with the standards outlined below.

District	Minimum Lot Area ^(A)	Minimum Lot Width ^(B)	Minimum Lot Frontage ^(C)
a. C Commercial			
1. On-site water and septic	2 acres	200 feet	200 feet
2. Either off-site water or septic	1 acre	200 feet	200 feet
3. Both off-site water and septic	0.5 acre	200 feet	200 feet

(A) Lot Area: The total horizontal area within the lot lines of a lot, excluding any street right-of-way or road easement, shared driveway easement, other permanent access easements, bottomlands, and wetlands within the lot.

(B) Lot Width: The horizontal distance between the side lot lines at a distance equal to the front-yard setback.

(C) Lot Frontage: The length of the front-lot line.

(D) Legally Nonconforming Lot of Record: A lot lawfully existing at the effective date of this Ordinance, or an amendment thereto, that fails to meet the area and/or dimensional standards of the zoning district in which it is located.

(E) Off-site Water & Septic: DESCRIPTION HERE

§ x.25 - DEVELOPMENTAL STANDARDS

Structures within Commercial (C) Zoning Districts shall meet the following minimum developmental standards.

Table x.25- Developmental Standards

District	Minimum Setbacks ^(A)				Max. Height ^B	Max. Coverage	
	Front-yard	Side-yard	Rear-yard	Waterbody		Lot ^(C)	Impervious ^(D)
a. C Commercial	80/35 feet ^(E)	30/60 feet ^(F)	30/60 feet ^(G)	50 feet	30 feet	40%	80%
b.							

(A) Setback Description: Setbacks are the horizontal distance measured from the nearest point of the structure to the lot lines or other feature.

(B) Height Description: here

(C) Lot Coverage Description: The horizontal area of the lot that is covered by roofed surfaces, including porches, arbors, breezeways, and patio roofs.

(D) Impervious Coverage Description: HERE

(E) Front-yard Setbacks: Front-yard setbacks shall at least thirty-five (35) feet from all streets and shall be at least eighty (80) feet from the following streets:

- (1) Dexter-Pinckney Road;
- (2) Dexter-Townhall Road;
- (3) McGregor Road;
- (4) Huron River Drive; and
- (5) Stofer Road.

(F) Side-yard Setbacks: Side-yard setbacks shall be at least thirty (30) feet when the adjacent property is in a Commercial (C) Zoning District and at least sixty (60) feet when the adjacent property is in any other zoning district.

(G) Rear-yard Setbacks: Rear-yard setbacks shall be at least thirty (30) feet when the adjacent property is in a Commercial (C) Zoning District and at least sixty (60) feet when the adjacent property is in any other zoning district.

End of Article XX.

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