

ARTICLE 6

COMMERCIAL DISTRICT

§6.05 - INTENT & PURPOSE

It is the intent and purpose of this Article to:

- (A) Establish the intent and purposes of the Commercial (C) 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, landscaping, parking, structures, infrastructure, and other improvements;
- (D) Reduce the risk of environmental hazards from commercial uses;
- (E) Encourage orderly and efficient use of the Township's limited commercial areas;
- (F) Ensure compatibility and reduce conflicts between commercial uses and developments and surrounding properties, uses, and the community; and
- (G) Establish use and developmental standards for the Commercial (C) District.

§6.10 - DISTRICT INTENT & 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 their 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) **Development 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.

§6.15 - SCHEDULE OF USES

Land and structures shall only be used for the uses specified below, unless otherwise permitted in this Ordinance.

(A) **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. Uses that are not listed are also not permitted.

(B) **Schedule of Uses:** Uses are grouped into major categories. Only those uses listed under each category are permitted.

Table 6.15(B): Schedule of Uses		
(1) Residential	Zoning District C	Specific Standards
a. Single-family dwelling	SA	§13.15(A)
b. Two-family dwelling	SA	§13.15(B)
c. Multiple-unit dwelling	SA	§13.15(C)
d. Upper-level residential	P	
e. Home occupation	PA	§13.15(F)
(2) Agriculture, Fishing, & Hunting	Zoning District C	Specific Standards
a. Biofuel production, small	P	§13.65(D)
b. Biofuel production, large	S	§13.65(E)
c. Farm equipment sales and service of equipment	P	??
d. Roadside stand	P	§13.20(E)
e. Winery	P	§13.20(C)
(3) Business, Commercial, & Retail	Zoning District C	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	§13.25(A)
b. Car wash	S	§13.30(C)
c. Commercial kennel	S	§13.50(A)
d. Drive-in, drive-through, take-out, pick up, and other forms of in-vehicle retail or service	S	§13.25(C)
e. Landscape nursery and greenhouse, including sales of plant materials and supplies	P	??
f. Motor vehicle service station or maintenance and repair	S	§13.30(A), §13.30(B)
g. Outdoor retail sales	S	§13.25(D), §13.30(E)
h. Personal service establishment that performs services on-site within a completely enclosed building	P	

Table 6.15(B): Schedule of Uses, <i>continued</i>			
(3) Business, Commercial, & Retail, <i>continued</i>		Zoning District C	Specific Standards
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	§13.70(C)
l.	Veterinarian clinic	P	§13.25(B)
(4) Arts, Entertainment, & Recreation		Zoning District C	Specific Standards
a.	Adult entertainment	S	§13.25(E)
b.	Driving range	P	§13.40(D)
c.	Indoor recreation, such as indoor theaters, bowling alleys, skating rinks, shooting ranges	P	
d.	Marina or yacht club	S	§13.40(F)
e.	Outdoor athletic facility or similar recreation facility of an open-space and low-intensity nature	P	§13.60(E)
f.	Watercraft access ramp	S	
g.	Watercraft sales, repair, or storage	P	YES
(5) Food Service		Zoning District C	Specific Standards
a.	Banquet hall	S	
b.	Bar or club	S	§13.45(B)
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	§13.45(A)
d.	Entrepreneurial kitchen	PA	§13.45(E)
e.	Food cart	P	§13.45(D)
f.	Microbrewery or distillery	S	
g.	Outdoor dining area	S	§13.45(C)
h.	Sit down restaurant or other establishment that serves food and drink for on-site consumption	P	§13.45(B)
(6) Health & Medical		Zoning District C	Specific Standards
a.	Assisted living facility	S	§13.50(A)
b.	Health, fitness, or rehabilitation center	P	
c.	Medical office	P	
(7) Institutional		Zoning District C	Specific Standards
a.	Government office	P	§13.60(C)
b.	Library	P	
c.	Polling place	P	
d.	Public administration building or assembly hall	P	§13.60(C)
(8) Other		Zoning District C	Specific Standards
a.	Accessory uses customarily incidental and subordinate to the permitted principal use	PA	
b.	Community well	S	§17.15(B)

Table 6.15(B): Schedule of Uses, continued

(8) Other, continued	Zoning District	Specific Standards
c. Community sewage system	C	§17.20(B)
d. Day care center	P	§13.55(B)
e. Funeral home	P	YES
f. Junkyard	S	§13.65(H)
g. MET Tower	P	§13.65(A)
h. Motel or hotel	P	
i. Private club or meeting hall	P	
j. Recycling collection or transfer station	S	
k. Sign	PA	Article 21
l. Solar energy system	PA	§16.80
m. WECS, micro	PA	§16.75
n. WECS, small	PA	§16.75
o. Wireless communication facility, new	S	§13.65(A)
p. Wireless communication facility, minor colocation	PA	§13.65(A)
q. Wireless communication facility, major colocation	SA	§13.65(A)

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

- (1) *Similar Use:* If a specific use that is not listed is determined to be substantially similar in character and impact to a use in the Schedule of Uses it shall then be subject to the same use and development standards as that similar, listed use.
- (2) *No Similar Use:* If a specific use that is not listed is determined to not be substantially similar in character and impact to any of the uses in the Schedule of Uses, it shall not be permitted.

§6.20 - LOT STANDARDS

Lots shall only be created or altered in a manner that complies with the minimum lot area, lot width, lot frontage, and standards outlined below, unless otherwise permitted in this Ordinance.

Table 6.20: Lot Standards

District		Minimum Lot Area ^(A)	Minimum Lot Width ^(B)	Minimum Lot Frontage ^(C)
(A) C	(1) <u>Commercial</u> , on-site water and septic	2 acres	200 feet	200 feet
	(2) <u>Commercial</u> , either off-site water or septic	1 acre	200 feet	200 feet

(A) Lot Area: The lot area is measured as the total horizontal area within the lot lines of a lot, excluding any street right-of-way or easement, shared driveway easement, other permanent access easement, bottomland, and wetland within the lot. See **Article 35** of this Ordinance for the complete description.

(B) Lot Width: The lot width is measured as the horizontal distance between the side lot lines at a distance equal to the front-yard setback. See **Article 35** of this Ordinance for the complete description.

(C) **Lot Frontage:** The lot frontage is measured as the horizontal length of the front-lot line. See **Article 35** of this Ordinance for the complete description.

§6.25 - DEVELOPMENTAL STANDARDS

Structures and lots shall only be created and modified in a manner that complies with the developmental standards below, unless otherwise permitted in this Ordinance.

(A) **Setbacks:** Structures and lots shall only be created and modified in a manner that complies with the minimum setbacks outlined below, unless otherwise permitted in this Ordinance.

Table 6.25(A): Minimum Setbacks ⁽¹⁾						
District	Front-yard ^(2,6)	Side-yard ⁽⁶⁾	Rear-yard ⁽⁶⁾	Waterbody ⁽⁶⁾	Wetland ⁽⁶⁾	Building-to-Building
(1) C Commercial	35/80 feet ⁽²⁾	50/30 feet ⁽³⁾	50/30 feet ⁽⁴⁾	50 feet	30 feet	20 feet

GRAPHICS

- (1) **Setback Description:** Setbacks are the minimum required distance, measured horizontally, from a structure to lot lines and other features or improvements. See **Article 35** of this Ordinance for the complete description.
- (2) **Front-yard Setbacks:** The following shall apply to front-yard setbacks.
 - a. **How Measured:** The front-yard setback shall be measured from the right-of-way or access easement.
 - b. **Corner or Double-frontage Lots:** Corner and double frontage lots shall have a front-yard setback along each front-lot line.
 - c. **Distance:** Front-yard setback shall at least thirty-five (35) feet from all streets and shall be at least eighty (80) feet from major and minor thoroughfares, including, but not limited to, the following streets:
 - 1. Dexter-Pinckney Road;
 - 2. Dexter-Townhall Road;
 - 3. Huron River Drive;
 - 4. McGregor Road;
 - 5. North Territorial Road; and
 - 6. Stofer Road.
- (3) **Side-yard Setbacks:** Side-yard setbacks shall be at least thirty (30) feet when the adjacent property is in a Commercial (C) or Public Institutional (PI) District and at least fifty (50) feet when the adjacent property is in any other zoning district.
- (4) **Rear-yard Setbacks:** Rear-yard setbacks shall be at least thirty (30) feet when the adjacent property is in a Commercial (C) or Public Institutional (PI) District and at least fifty (50) feet when the adjacent property is in any other zoning district.
- (5) **Access Easements:** Setbacks from access easements, including access easements and lake access easements, shall be measured from the edge of the easement.

(6) Projections: Certain architectural features may project into the required front-yard, side-yard, rear-yard, waterbody, wetland, and building-to-building setbacks but shall be at least five (5) feet from any lot line and at least twenty (20) feet from waterbodies, as outlined in the table below.

Table 7.25(A)(6): Setback Projections

<u>Projection</u>	<u>Front-Yard</u>	<u>Side-Yard</u>	<u>Rear-Yard</u>	<u>Waterfront-Yard</u>	<u>Wetland</u>	<u>Building-to Building</u>
<u>a. Awnings or canopies</u>	<u>3 feet</u>	<u>2 feet</u>	<u>5 feet</u>	<u>=</u>	<u>3 feet</u>	<u>1 foot</u>
<u>b. Bay or garden windows</u>	<u>3 feet</u>	<u>2 feet</u>	<u>3 feet</u>	<u>2 feet</u>	<u>3 feet</u>	<u>=</u>
<u>c. Roof Overhangs</u>	<u>3 feet</u>	<u>3 feet</u>	<u>3 feet</u>	<u>3 feet</u>	<u>3 feet</u>	<u>1 foot</u>

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(B) Height & Coverage: Structures and lots shall only be created and modified in a manner that is consistent with the height and coverage outlined below, unless otherwise permitted in this Ordinance.

Table 6.25(B): Maximum Height & Coverages

District	Height	Building Coverage	Impervious Coverage
(1) C Commercial	30 feet ^(1,2)	40 percent ⁽³⁾	80 percent ⁽⁴⁾

- (1) **Height Description:** The vertical distance measured from the finished grade to the highest roof surface or the average height between the drip edge and the peak for the highest roof surface for sloped roofs. See **Article 35** of this Ordinance for the complete description.
- (2) **Height Projections:** Some structures or portions of structures may extend above the maximum height in Table 6.25(B) above; see **§12.20(B)** of this Ordinance.
- (3) **Building Coverage Description:** The horizontal area of the lot that is covered by buildings, including breezeways, arbors, and roofed porches, patios, and decks. See **Article 35** of this Ordinance for the complete description.
- (4) **Impervious Coverage Description:** The horizontal area of the lot that is covered by buildings, including overhangs, and other impervious surfaces that cannot be effectively and easily penetrated by water. See **Article 35** of this Ordinance for the complete description.

End of Article 6.

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