

CHAPTER 8

C-1 TOWNSHIP COMMERCIAL DISTRICT

SECTION 8.01 DESCRIPTION AND PURPOSE

The intent of the "C-1" Township Commercial District is to provide for a variety of commercial uses that cater to the convenience and comparison shopping needs of the residents of the entire Township and a limited area of the surrounding region beyond the Township's limits and, therefore, are often located so as to serve passing and destination traffic. Commercial uses shall be located within designated areas along Clarendon Road and Jonesville Road and other sites deemed suitable by the Township Planning Commission. Uses designated as "permitted" uses are considered to be smaller in scale and less obtrusive in nature. Uses designated as "special uses" are considered to be larger scale commercial activities that result in a more intensive land use that should be subject to the Township's review and consideration prior to development or have characteristics which may not make them suitable for all commercial locations within the Township. Commercial facilities should be compatible in design with adjacent commercial development and not pose a nuisance to nearby residential areas.

SECTION 8.02 PERMITTED USES BY RIGHT

Land, buildings or structures in this Zoning District may be used for the following purposes only:

- A. Retail businesses which supply commodities on the premises for persons residing in adjacent residential areas, such as: groceries, meats, dairy products, alcoholic beverages, baked goods or other foods, ice cream, pharmaceuticals, dry goods, notions, hardware, books, stationery and school supplies, music and video sales and rental, flowers, hobby equipment, periodicals, shoes, sporting goods, small household articles, and tobacco products.
- B. Retail or service establishments which offer comparison goods for residents, such as: bicycle sales, jewelry stores, hobby shops, music stores, clothing and shoe stores, notions, bookstores, sporting goods stores, office supply stores, carpet stores, antique stores, furniture stores, household appliance stores, paint and wallpaper stores, auto equipment sales stores, and similar specialty retail stores.
- C. Establishments which perform services within a completely enclosed building for persons residing in nearby residential areas, such as: beauty and barber shops; watch, radio, television, computer, clothing and shoe repair; locksmiths; photo processing outlets.
- D. Office buildings and professional office uses, including medical and dental clinics or offices.

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- E. Offices and showrooms of a plumber, electrician, building contractor, upholsterer, caterer, decorator or similar trade, subject to the following conditions:
 - 1. All services performed on the premises, including fabrication, repair, cleaning or other processing of goods, shall be sold at retail on the premises where produced.
 - 2. There shall be no outside storage of materials or goods on the premises.
- F. Schools for occupations, professional, or technical training, such as dance schools, music and voice schools, art studios, secretarial training, and similar schools.
- G. Funeral homes, provided there is adequate assembly area for vehicles to be used in funeral processions and such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the main building of the funeral home.
- H. Financial institutions, including banks, credit unions, and savings and loan associations. Drive-through facilities are permitted.
- I. Laundry and dry cleaning customer outlets, coin operated laundromats, self-serve dry cleaning establishments, and similar operations.
- J. Private service clubs, fraternal organizations, banquet halls, and meeting halls.
- K. Standard and carry-out restaurants, bars, and lounges.
- L. Dance halls, assembly halls, and similar places of assembly.
- M. Private indoor recreation uses, such as bowling alleys, billiard halls, gymnasium or court sports facilities, tennis clubs, roller or ice skating rinks, personal fitness centers, and similar recreation uses.
- N. Other uses similar to the above.
- O. Uses and structures accessory to the above.
- P. Day Care Centers.

SECTION 8.03 USES PERMITTED BY SPECIAL USE PERMIT APPROVAL

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The following uses may be permitted by the Township Board subject to the conditions specified for each use; review and approval of the Planning Commission, the imposition of special conditions which, in the opinion of the Planning Commission or Township Board, are necessary to fulfill the purposes of this Ordinance; and the procedures set forth in Chapter 19.

- A. Automobile or car wash establishments.
- B. Open-front stores and outdoor sales.
- C. Veterinary offices and hospitals.
- D. Commercial kennels.
- E. Outdoor retail sales of plant material not grown on the site, lawn furniture, playground equipment, and home garden supplies.
- F. Fast-food, drive-in, and drive-through restaurants.
- G. Commercial parking lots.
- H. Automobile gasoline filling and service stations, repair facilities (not including body shops) and oil change or lubrication stations subject to the provisions of Section 14.03.
- I. Municipal, regional, state and federal buildings and uses not requiring outside storage of materials or vehicles.
- J. Essential services
- K. Planned Developments as defined and subject to the provisions of Chapter 10 of this Ordinance.
- L. Any other retail business or service establishment which is determined by the Board of Appeals to be of the same general character as the above permitted uses.
- M. New and used automobile, truck and tractor, boat, mobile home, recreation vehicle and trailer sales.
- N. Hotels, motels, and motel courts.
- O. Outdoor display, sale, and storage of goods and materials of any retail or wholesale establishment.

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- P. Automobile raceways, race tracks, drag strips and related activities and accessory uses.
- Q. Shooting Range and Hunting Preserve
- R. Churches, synagogues, and other religious facilities and buildings customarily incidental thereto.

SECTION 8.04 REQUIRED CONDITIONS

- A. With the exception of automobile parking and off-street parking, all business, service or processing shall be conducted wholly within a completely enclosed building.
- B. All goods produced on the premises shall be sold at retail on the premises where produced.

SECTION 8.05 DEVELOPMENT STANDARDS

- A. **SCREENING.** Side yards and rear yards adjoining any lot in a R or AG Zoning District shall be screened by: (1) a compact hedge of deciduous or evergreen trees which have a minimum of six (6) feet in height and ten (10) feet in width after one growing season; or (2) a solid wall or tight board fence six (6) feet in height.
- B. **SETBACKS, HEIGHT, AND AREA REQUIREMENTS.** See Schedule of Regulations.
- C. **LOT AREA.** The minimum lot area shall be fifteen thousand (15,000) square feet. The minimum lot width shall be one hundred (100) feet which shall be the minimum public street or private road frontage unless specified elsewhere.
- D. **PUBLIC WATER AND SEWER** Commercial and office developments shall be served by public sanitary sewer and public water supply systems where available or private systems approved by the Branch-Hillsdale District Health Department.
- E. **GENERAL DEVELOPMENT STANDARDS** Buildings and uses in the C-1 Commercial Zoning District shall be subject to all applicable standards and requirements set forth in this Ordinance.
- F. **SITE PLAN REVIEW** Site plan review and approval is required for all uses, in accordance with Chapter 12.
- G. **LANDSCAPING.** Landscaping is required for all new or expanded uses and redeveloped sites, in accordance with Chapter 18 of this Ordinance.

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- H. **SIGNAGE.** Signage as defined in Chapter 11 of this Ordinance is regulated and subject to the requirements of this Ordinance.
- I. **PARKING.** Parking is required for all new uses, in accordance with Chapter 15 of this Ordinance.
- J. **ACCESS.** Commercial uses shall have no more than one access drive along any public road right-of-way except in such case where parcels abut two public roads, one access drive may be permitted along each adjoining road frontage. For multiple tenant buildings and commercial developments, shared drives, connected parking lots and parallel access roads shall be utilized. For parcels exceeding two-hundred fifty feet in frontage along a public roadway, the Planning Commission may grant one additional drive approach upon review of a submitted approval and the two drives being located at least one hundred feet apart.