

## ARTICLE 10. C COMMERCIAL DISTRICT

### Section 10.01 Intent

The C Commercial District is established to accommodate limited commercial development to serve the requirements of the community. All commercial uses shall be designed in a way that avoids negatively impacting adjacent uses. This district is intended for the formation of a cluster of commercial uses rather than an undesirable strip commercial pattern of development.

### Section 10.02 Permitted Uses

- A. The following uses of land are permitted in this district:
1. Airports, Heliports and Related Uses (See Section 6.23);
  2. Public buildings;
  3. Vocational and technical training facilities;
  4. Convenience stores;
  5. Retail establishments for the sale of alcoholic beverages, baked goods, bicycles, books, confections, drugs, flowers, groceries, hardware, hobby equipment, jewelry, music, notions, plants, periodicals, small household articles, tobacco; and similar establishments;
  6. Photography studios;
  7. Furriers, dressmaking and tailoring establishments;
  8. Medical or dental clinics not including veterinarian hospitals or any type of medical facility permitting overnight patients;
  9. Carry-out restaurants without a drive through window;
  10. Eating and drinking establishments when food or beverage is consumed within a completely enclosed building;
  11. Executive, administrative, professional, accounting, banking, writing, clerical, stenographic and drafting offices or establishments;

12. Personal service establishments performing services on the premises, such as barber and beauty shops; watch, radio, television, clothing and shoe repair, tailor shops, locksmith, taxidermy, and similar establishments;
13. Churches and other places of worship, public schools, public libraries, private schools and education institutions;
14. Nursery school, day nurseries or day care centers;

### **Section 10.03 Special Uses**

**A.** The following uses of land and structures may be permitted upon the issuance of a special use permit in accordance with the procedures and standards contained in Article 13 Special Land Uses:

1. Business services such as mailing, copying and data processing;
2. Construction and farm equipment sales and service establishments;
3. Self-storage facility;
4. Contractor's yard;
5. Service stations;
6. Essential public services of public utilities, municipal departments and utility boards or commissions;
7. Adult regulated uses (See Section 13.05(V));
8. Small, Medium, and Large Wind Energy Turbines (See Section 6.24).

### **Section 10.04 Area, Height and Bulk Regulations**

Area, height, and bulk regulations for the C Commercial District are set forth in the following schedule:

**SCHEDULE OF AREA, HEIGHT AND BULK REQUIREMENTS.**

<i>District</i>	<i>Minimum Lot Area (acres)</i>	<i>Minimum Lot Width (feet)</i>	<i>Minimum Front Lot Line (feet)</i>	<i>Minimum Yard Setback (feet)</i>			<i>Maximum Building Height</i>		<i>Maximum Lot Coverage</i>
				<i>Front</i>	<i>Side</i>	<i>Rear</i>	<i>Stories</i>	<i>Feet</i>	
<i>C</i>									
<i>Commercial</i>	<i>1 acre</i>	<i>150(c)</i>	<i>150(d)</i>	<i>100/110(a)</i>	<i>35(b)</i>	<i>50</i>	<i>3</i>	<i>40</i>	<i>40%</i>

NOTES:

- (a) The front yard setback shall be one hundred (100) feet from the center line of a secondary roadway and one hundred ten (110) feet from the center line of a primary roadway.
- (b) If side yard abuts a roadway, the minimum side yard setback shall follow the same requirements for front yard setbacks. Where a lot abuts a residential zoning district, the minimum required side yard shall be fifty (50) feet and screening shall be provided in accordance with Section 6.16.
- (c) Any access easement cannot be included in the one hundred fifty (150) foot minimum lot width.
- (d) Any access easement cannot be included in the one hundred fifty (150) foot minimum front lot line.

**Section 10.05 Additional Dimensional Requirements**

**A. Minimum Lot Size.**

- 1. Lots and parcels shall not exceed a 1 to 4 (1:4) width-to-depth ratio.
- 2. The minimum lot areas specified in Section 10.04 Schedule of Area Height, and Bulk Requirements, are for all uses in the C Commercial District unless specified in Article 6 General and Supplementary Regulations or Article 13 Special Land Uses.

**B. Height.** No commercial uses in the C Commercial District shall be permitted or specially permitted at a height that compromises the “clear zone” (as defined by the FAA) of any public and private airport, heliport or related use.

**C. Accessory Buildings.** Accessory buildings, structures and uses are prohibited in the minimum required yard area. Where the accessory structure is attached to a main building, it shall be subject to and must conform with all yard requirements of this ordinance

## Section 10.06 Additional Site Development Requirements

### A. Performance Standards.

1. Storage of materials or goods shall be enclosed entirely within a building or shall be enclosed so as not to be visible to the public from any abutting residential district or public street.
2. Material which is normally and reasonably discarded from commercial uses of property may be stored outside of an enclosed building for a reasonable time provided that such storage areas are completely screened by an opaque fence of not less than five (5) feet in height.
3. No lighting shall in any way impair the safe movement of traffic on any transportation corridor.
4. Vehicle ingress and egress points shall not be closer than seventy-five (75) feet to the intersection of any two (2) public streets or closer than fifty (50) feet to an adjacent driveway.
5. Each separate use, groupings of buildings or grouping of uses as a part of a single planned development shall not have more than two (2) access ways from a public road.
6. Parking lots, driveways and service roads shall be surfaced with concrete or bituminous materials and maintained in a usable, dirt-free condition.
7. Service roads and driveways shall have a paved width of twenty-four (24) feet and shall comply with all other commercial driveway standards of the Livingston County Road Commission.
8. Commercial sites shall abut a paved, county thoroughfare and public ingress and egress shall be provided from that thoroughfare.
9. Landscaping and screening subject to the requirements of Section 6.16.

### B. Provisions of Article 6: General and Supplementary Regulations.

### C. Provisions of Article 13: Special Land Uses.

### D. Provision of Article 14: Site Plan Review.

- E. Provisions of Article 15:** Parking and Loading-Unloading Standards.
- F. Provisions of Article 16:** Access Management and Private Road Standards.
- G. Provisions of Article 17:** Sign Standards.