

**ARTICLE XXX
AC AIRPORT COMMERCIAL DISTRICT**

Section 30.01 PURPOSE

The purpose of the AC Airport Commercial Zoning District is to provide an area surrounding the Livingston County Airport property for the planning and development of land uses that directly relate to the need for and use of the airport for commercial and light industrial land uses that need to locate in a single zoning district area in order to function successfully in the interest of the public health, safety and welfare relative to the need for and use of the Livingston County Airport.

Section 30.02 PERMITTED PRINCIPAL USES

The following principal uses are permitted as long as they are conducted completely within a building or other type of enclosed structure or in a completely enclosed and screened open area from external visibility beyond the lot line of the parcel upon which the use is located, except as otherwise provided in this Ordinance:

- A. Airport related office service uses for passenger travel, air freight handling, public relations, pilot training, aircraft sales, renting, leasing and financing, airport related banking, emergency services, airport research and development services, airport inspection and security services, airport contractor services, intermodal transportation services, literature, education and library service facilities, professional and scientific offices and other similar office service uses and activities.

- B. Airport related stores for the sales and service of airplanes and airplane parts; airplane equipment, clothing, medical supplies and electronic equipment; stores which sell food, hardware and pharmaceuticals; car and truck rental agencies, freight warehousing, handling and shipment facilities and other similar airport related store land uses and activities.

- C. Airport related hotels, morels, restaurant and entertainment establishments; airport related organizational and club facilities; airport related personal health, fitness and care facilities; public restrooms and other similar uses and activities.

Section 30.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS

Airport businesses related to the manufacture of products required to sustain any of

the above uses permitted in Section 30.02 B above, provided that such a use shall not emit noise, smoke, vibration, dust, dirt, glare and toxic or offensive odors or gases at levels of no more than those emitted by the permitted uses in Section 30.02 B above.

Section 30.04 PERMITTED ACCESSORY USES

Normal accessory uses to all permitted uses in Sections 30.02 and 30.03 above.

Section 30.05 PERMITTED CONDITIONAL ACCESSORY USES

The following accessory uses are permitted when they are an integral part of the permitted principal use of permitted principal special use and are located within the building or structure housing the permitted principal sue or permitted principal special use or are included as a separate accessory use structure on the site plan upon the site upon which the permitted principal use or permitted special use are located:

- A. Restaurants
- B. Medical and health care facilities
- C. Office facilities
- D. Warehouse and storage facilities
- E. Recreation and physical fitness facilities
- F. Work clothing sales and service facilities
- G. Banking facilities
- H. Education, library and training facilities
- I. Research, experimentation and development facilities
- J. Truck, other vehicular and equipment maintenance and repair service
- K. Storage facilities
- L. Sales display facilities and areas
- M. Accessory residential uses per Section 14.47

Section 30.06 REQUIRED CONDITIONS FOR ALL AC DISTRICT USES

- A. Access Roads: All uses shall have vehicular access only from Tooley Road, Burkhart Road or Bowen Road.
- B. Other Provisions and Requirements: Refer to Section 3.11 of this Ordinance.
- C. Disposal of Toxic Wastes: All uses shall dispose of toxic wastes in accordance with all State and Federal laws, rules and regulations governing their disposal.

Section 30.07 DIMENSIONAL REQUIREMENTS, EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE

- A. Lot Area: Minimum of two (2) acres, except where a lot is served by public sewer and water supply systems, in which case the lot or parcel may have a minimum of 40,000 square feet in area.
- B. Lot Width: Minimum of 200 feet at the required minimum building setback line when on-site well water supply and septic tank and tile field wastewater disposal systems are used or a minimum of 120 feet at the required minimum building setback line when public sewer and water systems are available and connections made to the lot or parcel.
- C. Lot Coverage: Maximum of 75%.
- D. Yard and Setback Requirements:
 - 1) Front Yard: Minimum of thirty-five (35) feet from the road right-of-way line or as specified in Section 26.05 of this Ordinance, whichever is greater.
 - 2) Side Yards: Minimum of ten (10) feet, except a setback equal to the height of the building shall be required from all side lot lines.
 - 3) Rear Yard: Minimum of fifty (50) feet.
- E. Height Limitations: Maximum of seventy (70) feet, unless reduced by the maximum permitted by the Livingston County Airport Zoning Ordinance. Ord. #225 eff. May 1, 2009)

