

**ARTICLE XII
HC HEAVY COMMERCIAL DISTRICT**

Section 12.01 PURPOSE

The intent of the Heavy Commercial District is to provide an area appropriate by location and design for a meaningful and realistic commercial utilization of Grand River road frontage that caters to both the business community and the public at large for those heavy commercial uses that can coexist and be compatible with the neighboring uses within the District.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 8 eff. Dec. 7, 1983; further amend. by Ord. No. 11 eff. Apr. 4, 1986)

Section 12.02 PERMITTED PRINCIPAL USES

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

- A. Facilities necessary to the operation of all existing methods of transportation, including those for highway, rail and air, including truck terminals, railroad sidings and airplane parking ramps, servicing, repair and storage.
- B. Warehousing and related bulk handling facilities, equipment and support services.
- C. Bulk handling of commercial and industrial services and related facilities, equipment and support services.
- D. Contractor buildings, structures and equipment and materials storage yards for building and other types of construction.
- E. Building material supply establishments.
- F. Construction and farm equipment sales and service establishments.
- G. Leasing, rental, and sale of new and used motorized vehicles including but not limited to cars, trucks, recreational vehicles, and motorcycles.
- H. Gasoline Service Stations, provided they additionally meet the requirements of Section 16.13.
- I. Gasoline Service Stations combined with restaurants, convenience stores and other traveler or commuter related uses provided they are located in the same building or a combination of buildings having common walls and the same front building facades.
- J. Mini Warehouses.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 11 eff. Apr. 4, 1986; further amend. by Ord. No. 76 eff. Sept. 30, 1998, further amend. by Ord. No. 107, eff. May 24, 2000; further amend. By Ord No152 eff. Mar. 23, 2003)

Section 12.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS.

The following uses are permitted as special uses in accordance with Article XVI, "Special Uses":

- A. (Deleted in its entirety).
- B. Junk yards which receive, temporarily store, disassemble and reclaim used or damaged goods for the purpose of a resale as used or rebuilt goods or scrap materials.
- C. The following uses are permitted as long as they are conducted completely within a building, structure or an area enclosed and screened from the external visibility beyond the lot lines of the parcel upon which the use is located and subject to Article XVI, "Special Uses":
 - 1) Electrical machinery, equipment and supplies, electronic components and accessories.
 - 2) Professional, scientific and controlling instruments, photography and optical goods.
 - 3) Fabricating metal products, except heavy machinery and transportation equipment.
 - 4) Contract plastic material processing, molding and extrusion.
- D. Any of the uses listed in Section 12.05 A-K provided they are developed and operated primarily to serve the principal uses permitted by right as listed in Section 12.02 and/or permitted as principal special uses as listed in this Section 12.03.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 8 eff. Dec. 7, 1983; further amend. by Ord. No. 11 eff. Apr. 4, 1986; Ord. No. 61 eff. Oct. 8, 1997; Ord. No. 62 eff. Oct. 8, 1997, further amend. by Ord. 107 eff. May 24, 2000, further amended by Ord. 110 eff. July 23, 2000, further amended by Ord. 113 eff. August 30, 2000)

Section 12.04 PERMITTED ACCESSORY USES.

- A. Normal accessory uses to all "Permitted Principal Uses."
- B. Normal accessory uses to all "Permitted Principal Special Uses."

(Ord. No. 1 eff. Jan. 8, 1983)

Section 12.05 PERMITTED ACCESSORY USES WITH CONDITIONS.

The following accessory uses are permitted when they are an integral part of the principal use and located within a building or structure housing the principal use or are included as a part of the site development upon which the principal use is 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 and experimentation facilities
- J. Truck, other vehicular and equipment service maintenance, repair and storage facilities
- K. Sales display facilities and areas.
- L. See Section 14.47

(Ord. No. 113 eff. August 30, 2000)

Section 12.06 REQUIRED CONDITIONS FOR ALL DISTRICT USES.

- A. **Access roads.** All uses shall only have vehicular access via Burkhart Road, Grand River Road M-59 State Highway (Highland Ave.) and Tooley Road.
- B. **Barriers.** Replaced by Article XXVIII - Landscaping Requirements.
- C. **Toxic waste disposal.** All toxic wastes shall be disposed of in accordance with all state laws, rules and regulations governing their disposal.

(Ord. No. 1 eff. Jan. 8, 1983; Amend. by Ord. No. 74 eff. Sept. 30, 1998, further amended by Ord. No. 113 eff. August 30, 2000, further amended by Ord. No. 209 eff. June 28, 2007.

Section 12.07 DIMENSIONAL REQUIREMENTS, EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE.

- A. **Lot area.** Minimum of two (2) acres, except where a lot or parcel is served by a public or common water supply system and a public wastewater sewerage and treatment system, in which use the lot or parcel may have a minimum area of 40,000 square feet.
- B. **Lot width.** Minimum of 200 feet at building setback line when on-site well water supply and septic tank wastewater disposal systems are used or a minimum of 120 feet at building setback line when public or common water supply and wastewater sewerage and treatment systems are directly accessible 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 or highway right-of-way line, or as specified in Section 26.05, whichever is greater.

2) **Side yards.** Minimum of ten (10) feet for one (1) side yard, but a minimum total of twenty-five (25) feet for both side yards.

3) **Rear yard.** Minimum of fifty (50) feet.

E. **Height limitations.** Maximum of seventy (70) feet.

F. **Locational and other requirements.**

1) The site shall have at least one (1) property line abutting a major road or highway arterial.

2) All vehicular access shall be from a Livingston County Road Commission or Michigan Department of Transportation approved driveway intersection with a road or highway, which may include the use of acceleration and/or deceleration lanes, tapered lanes, or a frontage access road located parallel and adjacent to a major road or highway arterial in conformance with Section 26.04.

3) The storage of goods or materials is not permitted outside of the principal building or contained within an area on site screened from the public view and adjacent properties by a screen fence, wall or other means not to exceed twelve (12) feet in height..

(Ord. No. 1 eff. Jan. 8, 1983; amend. Ord. No. 75 eff. Sept. 30, 1998; further amend. Ord. No. 97 eff. Feb. 23, 2000; Ord. No. 98 eff. Feb. 23, 2000, further amend. Ord. 113 eff. August 30, 2000; further amend. Ord. No. 119 eff. Dec. 27, 2000)