

CHAPTER 11

HC HIGHWAY COMMERCIAL DISTRICT

SECTION 11.01 DESCRIPTION AND PURPOSE

This District is intended primarily for uses emphasizing highway related service, such as service stations, restaurants, and other related uses. Managing access to individual properties will receive strong consideration during the review of individual sites. The use of combined drives, service drives, and well planned access points will be stressed. Efforts will be made to discourage the placement of loading areas, outside storage and other unattractive features in areas clearly visible from the highway.

SECTION 11.02 PERMITTED USES

Land and/or buildings in the HC District may be used for the following purposes as Permitted Uses:

- A. Financial and business service establishments, banks and credit unions without drive through services.
- B. Professional offices for doctors, dentists, lawyers, architects, engineers and other similar professions.
- C. Restaurants, excluding those with drive-through services.
- D. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.

SECTION 11.03 SPECIAL LAND USES

Land and/or buildings in the HC District may be used for the following purposes following approval by the Planning Commission as a Special Land Use as regulated by Chapter 14, including consideration of the Specific Special Land Use Requirements of Section 14.07:

- A. Automobile and vehicle sales.
- B. Automobile repair (minor).
- C. Automobile service stations.
- D. Automobile washes.
- E. Commercial kennels.
- F. Churches.

- G. Commercial greenhouses and nurseries, when operated primarily as wholesaling operations and retail sales.
- H. Day care center.
- I. Financial and business service establishments, banks and credit unions with drive through services.
- J. Hospitals.
- K. Hotels and/or motels.
- L. Indoor and outdoor commercial recreation including bowling, miniature golf course, outdoor skating rinks and similar uses.
- M. Movie theaters or assembly halls.
- N. Open-air businesses.
- O. Retail businesses which supply commodities such as groceries, meats, dairy products, baked goods, drugs, gifts and notions, books or hardware.
- P. Restaurants with drive-through services.
- Q. Self-service storage facilities.
- R. Taverns.
- S. Veterinary clinics.
- T. Accessory buildings, structures and uses, customarily incidental to any Permitted or Special Land Use.

SECTION 11.04 DISTRICT REGULATIONS

- A. No main building or structure, nor the enlargement of any main building or structure, shall be hereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.
- B. Site Plan Review is required in accordance with Chapter 15.
- C. Parking is required in accordance with Chapter 16.
- D. Signs are permitted in accordance with the requirements of Chapter 17.
- E. Lot and yard requirements are as noted below.

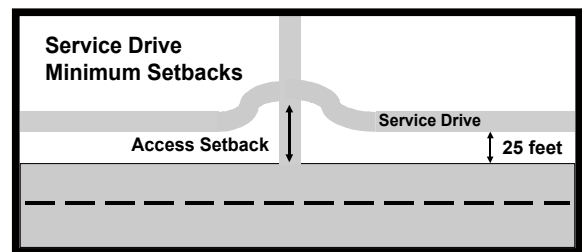
HC DISTRICT DEVELOPMENT REQUIREMENTS				
Yards	Front		Side	Rear
	With service drive in front yard	35 ft.	25 ft.	40 ft.
	With no service drive in front yard	40 ft.		
	No parking is permitted in the front yard			
Building Height	30 ft. (2½ stories) maximum			
Lot Requirements	Lot Width	Lot Area	Lot Coverage	
	200 ft	1 acre	Maximum 40%	

- F. Driveways within the Highway Commercial District shall be provided as follows:
1. Each lot may be permitted one (1) driveway, provided the spacing requirements of this subsection can be achieved.
 2. One (1) additional driveway may be permitted on parcels with lot widths exceeding five hundred (500) feet.
 3. The Planning Commission may be permit additional driveways for any site, providing the spacing and alignment criteria listed below are met, and a traffic impact study is completed that justifies an additional driveway.
 4. The Planning Commission may permit two (2) one-way driveways rather than a single dual movement driveway for particular uses where safer, more efficient circulation and function of the drives can be demonstrated.
 5. The applicant shall submit evidence indicating that the sight distance requirements of the Michigan Department of Transportation (MDOT) or Jackson County Road Commission, as appropriate, are met.
 6. Driveways shall be spaced from existing signalized intersections adequately to minimize conflicts with signal operations. If the site has access to a traffic signal or if the driveway has potential to be signalized, the site shall be designed and way-finding signs provided to direct traffic flow to use the signal. Way finding signs may be in addition to those otherwise permitted in the District and shall contain no advertising and be used only for purposes of directing traffic. No way finding sign shall exceed two (2) square feet or be higher than three (3) feet.
 7. Interior drives shall provide circulation between uses through the use of shared driveways and internal access connections rather than separate, individual driveways. Site plan or other zoning approvals shall be conditioned on the submission of easement agreements that clearly describe future access conditions and restrictions.
 8. Stacking or queuing depth at driveways shall be sufficient to accommodate expected peak hour volumes without conflict to inbound or internal circulation.
 9. Driveway Spacing:
 - a. Driveways shall be spaced a minimum of one hundred eighty five (185) feet from driveways on the same side of the street, centerline to centerline.
 - b. Driveways shall be aligned with driveways on the opposite side of the street or offset spaced a minimum of one hundred fifty (150) feet, centerline to centerline.

- c. Driveways shall be spaced at least one hundred fifty (150) feet from an intersection of a private or public street measured from near pavement edge of the street to near pavement edge of the driveway throat.
- d. The Planning Commission may modify the spacing if traffic or pedestrian safety, traffic circulation, or site conditions warrant the modification, based on traffic studies or other professional opinion.

G. Frontage Roads and Service Drives:

1. The Planning Commission may require the construction of frontage roads or rear service drives along parcels to connect future or existing developments.
2. In particular, the Planning Commission shall require development of service drives where service drives can provide access to signalized locations, where service drives may minimize the number of driveways onto an abutting roadway, and as a means to ensure that traffic is able to safely ingress and egress the site.
3. Where service drives and frontage roads are constructed they shall be set back as far as reasonably possible from the intersection of the access driveway with the street.
4. A minimum of twenty-five (25) feet shall be maintained between the public street right-of-way and the pavement of the service drive.



H. Setbacks and Landscaping:

1. Parking is not permitted in the front yard. The front yard, except for necessary entrance or service drives, shall be landscaped.
2. The Planning Commission shall consider a landscape plan submitted in conjunction with any site plan in the Highway Commercial District.
3. No outside storage shall be permitted in any yard adjacent to the I-94 right-of-way. Any yard abutting the I-94 right-of-way shall be landscaped.

I. Lighting shall comply with the provisions of Section 3.16, in addition to the provisions noted below:

1. Off-street parking areas for uses in the Highway Commercial District shall be adequately lit to ensure security and safety.

2. Light fixtures shall be provided with light cut-off fixtures that direct light downward. Lighting shall not be attached to buildings or other structures that permit light to be directed horizontally.
 3. Lighting shall illuminate only the parking lot or other areas approved for illumination by the Planning Commission.
 4. Canopy lighting shall be mounted flush with the canopy surface.
- J. Site Design Requirements:
1. Buildings shall to be sited to protect natural features. To the extent possible, natural features such as natural grade, trees, vegetation, water bodies, and others shall be incorporated into the site plan.
 2. Mechanical equipment and service areas should be visually screened from adjacent properties, public roadways, or other public areas. Architectural designs for buildings should include design features to contain and conceal all heating, ventilation, air conditioning units, trash enclosures, dumpsters, loading docks and service yards. Brick ought to be used as the predominant material utilized on facades that are visible from a public right-of-way or parking lots. Other materials may be used for architectural accents, provided the materials shall have the appearance of wood or cut or cast stone.
 3. Buildings with exterior walls greater than fifty (50) feet in horizontal length should be constructed using a combination of architectural features and a variety of building materials and landscaping near the walls. Walls visible from a public street ought to be designed using architectural features and landscaping (abutting the building) for at least fifty percent (50%) of the wall length.
 4. Other walls shall incorporate architectural features and landscaping for at least thirty percent (30%) of the wall length.
 5. On-site landscaping should abut the walls so that the vegetation combined with the architectural features significantly reduce the visual impact of the building mass as viewed from the street.
 6. The predominant building materials ought to be those characteristic of the township, such as brick, wood, native stone and tinted/textured concrete masonry units and/or glass products. Other materials such as smooth-faced concrete block, undecorated tilt-up concrete panels, or pre-fabricated steel panels should only be used as accents and not dominate the building exterior of the structure. Metal roofs may be allowed if compatible with the overall architectural design of the building.

7. Exterior colors should be of low reflectance, subtle, neutral or earth tone colors. High intensity colors such as black, neon, metallic or fluorescent for the facade and/or roof of the building are prohibited except as approved for building trim.