

## ARTICLE 11.00

Adopted: 02/11/2025

Effective: 02/19/2025

### C-1, NEIGHBORHOOD SERVICE COMMERCIAL DISTRICT

#### Section 11.01 Statement of Intent

The intent of the Neighborhood Service Commercial District is to provide areas of the Township wherein convenience shopping and local service facilities can be optimally located so as to best serve the immediate residential neighborhoods. These districts shall be located to encourage concentration of such uses as recommended by the Township Master Plan. The purpose of these districts is to prevent excessive commercial strip developments that may deteriorate traffic operations and safety, create unattractive roadway corridors, which may eventually lead to blight. It is further the intent of this district to permit only commercial uses that are appropriate and compatible with the surrounding neighborhoods in terms of architecture, height, traffic patterns, and screening.

#### Section 11.02 Permitted Uses and Structures

In all C-1 Districts, no building or part thereof shall be erected, used, or structurally altered, nor land or premises used in whole or in part, except for one or more of the following permitted uses or structures:

- A. Professional and medical offices.
- B. Retail establishments with goods marketed to the surrounding neighborhood including sales of bakery goods (including bakery items produced on the premises), groceries, meats, seafood, dairy products, drugs, hardware, greeting cards, furniture, clothes, flowers, books, antiques, art galleries, beer/wine sales, convenience stores (without gasoline sales) and similar retail establishments.
- C. Banks, credit unions, savings and loans and similar financial institutions with drive-through teller windows, including any automatic teller drive-through lanes. All drive-through facilities must be within the principal building or attached by a canopy.
- D. Personal service establishments which perform services on the premises including dry cleaning drop-off stations (without on-site processing), self-service laundries, dressmakers and tailors, shoe repair shops, beauty/barber shops, tailors, photographic studios, and similar establishments.
- E. Restaurants, delicatessens, bagel/donut shops, ice cream/frozen yogurt parlors and similar establishments serving food or beverages, without drive through.
- F. Adult care centers. In accordance with applicable state laws, all such facilities shall be registered with or licensed by the Department of Social Services and shall comply with the minimum standards the State of Michigan has outlined for such facilities.
- G. Childcare centers, preschool, and day care centers provided that the outdoor recreation area shall be in the rear or side yard only. (Subject to Section 17.02.B)

- H. Public and quasi-public buildings such as township/state/county offices, court buildings, post offices, public museums, libraries, and community centers.
- I. Essential services such as telephone exchange buildings and public utility offices, but not including storage yards, transformer stations, substations, or gas regulator stations, provided that the architecture is in keeping with surrounding uses, as determined by the Planning Commission. (Subject to Section 17.02.O)
- J. Vehicle wash establishments, vehicle service stations, either self-serve or full-service. (Subject to Section 17.02.G)
- K. Gymnasiums, reducing salons, and health clubs. (Subject to Section 17.02.AA)
- L. Hospitals. (Subject to Section 17.02.T)
- M. Processor.
- N. Provisioning Center.
- O. Safety Compliance Facility.
- P. Secure Transporter.
- Q. Marihuana Microbusiness.
- R. Marihuana Retailer.
- S. Class A Marihuana Microbusiness.
- T. Business or private educational institutions operating for profit completely within an enclosed building.

**Section 11.03 Uses Permitted by Special Approval**

- A. Automobile parts sales provided no automobile shall be worked on or stored on the premises.
- B. Outdoor display, sales, or storage. (Subject to Section 17.02.Z)
- C. Self-storage facility. (Subject to Section 17.02.W)
- D. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or a Special Use, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.
- E. Domestic Centers.
- F. Any service established of an office, showroom, or workshop nature (within a completely enclosed building) of a taxidermist, decorator, upholsterer, caterer, exterminator, building

contractor (including carpeting, electrical, glazing, heating, painting, paper hanging, plumbing, roofing, ventilating and plastering), and similar establishments which require a retail adjunct, provided however that the office, showroom, workshop and storage area does not exceed a gross floor area of 2,500 square feet.

- G. Single-family detached dwellings and accessory buildings and uses customarily incidental to same.
- H. Drive-in or drive-through service establishments. (Subject to 17.02.M)
- I. Funeral Homes, Mortuaries and Crematoriums. (Subject to Section 17.02.R)
- J. Multiple-family dwellings, including garden apartments, townhouses, multiplex units, condominiums, and two-family dwellings.
- K. Convalescent homes, nursing homes, adult foster care facilities and similar facilities. (Subject to Section 17.02.L)
- L. Open-air outdoor entertainment.
- M. Public and private service clubs and lodge halls.

#### **Section 11.04 Permitted Accessory Uses**

Accessory buildings, uses and activities customarily incidental to any of the above-named permitted uses. Accessory buildings and structures shall be subject to all other applicable codes and ordinances regarding construction, installation, and operation. Cargo containers are permitted as accessory buildings with the following stipulations:

- A. Cargo containers shall not be stacked above the height of a single container.
- B. Cargo containers shall not be used for any advertising purpose and shall be kept clean of any alpha-numeric or picture signage and writing.
- C. As a condition of placement, cargo containers must be required to be fenced, screened, sided, or painted for consistent aesthetic purposes of the zoned property.

#### **Section 11.05 Development Standards and Requirements**

- A. **Site Plan Review**  
Site plan review and approval is required for all permitted uses, in accordance with Article 18.00.
- B. **Area, Height, Bulk, and Placement Regulations**  
Buildings and uses in the Neighborhood Service Commercial District are subject to the area, height, bulk, and placement requirements in Article 16.00, Schedule of Regulations.
- C. **Paved Access**

Vehicle access drives for all development must provide hard-surfaced access to a public primary or secondary hard-surfaced road.

D. **Site Connections**

Site development shall provide for parking configurations arranged to allow for connections between commercial uses on adjoining lots, common driveways, or other access management technique in accordance with Article 20.00

E. **Other Provisions**

All other applicable provisions of this Zoning Ordinance shall be complied with.