

ARTICLE 9A

RCO RESIDENTIAL-COMMERCIAL OVERLAY DISTRICT

(whole section amended 10-2-23)

SECTION 9A.01 INTENT

This overlay district is intended to incorporate existing residential and commercial uses and support some commercial uses such as small retail stores, general office, healthcare professional offices.

It is intended that this district is to apply to all properties with frontage on:

Phoenix Road (CR 388);

Blue Star Highway;

M-43;

M-140;

Alyworth Avenue/8th Avenue west of I-196;

73rd Street (Service Road) between Phoenix Road and 8th Avenue;

73 ½ Street between the city limit and 6th Avenue;

14th Avenue between M-140 and Blue Star Highway;

and Ruggles Road.

SECTION 9A.02 USES PERMITTED BY RIGHT

- A. Single and two-family dwellings
- B. Family Child Care Home, Group Child Care home
- C. Foster Family Home, Foster Family Group Home
- D. Adult Foster Care Family Home, Adult Foster Care Large Group Home, Adult Foster Care Private Residence
- E. Home Occupation, see 18.21
- F. Accessory building, so long as there is a principle use on the property

The following uses are subject to Site Plan Review and Parking requirements:

- G. Office, limited to one office
- H. Medical clinic, limited to one office
- I. Dental office, limited to one office
- J. Hair/nail Salon, barber, massage therapy

SECTION 9A.03 PERMITTED SPECIAL USES WITH CONDITIONS

All the following uses are subject to review by the Planning Commission and approval by the Township Board and shall be in compliance with the conditions listed in this chapter, Section 9A.03B and in Article XXII Site Plan Review, and may also be subject to Article XV Special Uses.

A. Special Uses

1. Mixed-Use: 1 commercial use and 1 dwelling. The uses may be in separate buildings or in same building
2. Auto repair with limited outside storage, no fuel sales, limited auto sales (7 cars), and a maximum of 5,000 square feet gross floor area.
3. Hotel (see 9A.03B#5)
4. Retail store, maximum 5,000 square feet gross floor area
5. Churches, religious institutions, public or private school, library, museum
7. Public parks & recreation areas
8. Essential service
9. Recreational uses (commercial such as: water sports parks, mini-golf & etc.)
10. Restaurant, maximum of 5,000 sq ft, without drive-in/through service
11. Veterinary clinic, without outside kennel or outside animal runs
12. Animal welfare organizations for small animals with outside dog runs with incidental and related uses including operation of a retail store.
(added January 2015)

B. Conditions for all Special Uses permitted in Section 9A.03.

The Planning Commission, after a finding of fact that determines that one or more of the following conditions does not serve any useful purpose in protecting public health, safety or welfare, may recommend waiver of such condition(s). Such waiver shall be subject to review and approval by the Township Board.

1. At least one (1) property line shall abut a hard surface road to which the site shall have direct access.
2. All vehicular ingress and egress shall be from either:
 - a. An acceleration and deceleration lane to an access road in accordance with County Road Commission or Department of Transportation, or
 - b. An approved private road connecting to a major road or highway arterial.
3. Outdoor storage of goods, materials, trash or garbage is prohibited except in conformance with Sections 18.23.
4. Compliance with 18.15C Walls and Protection Screening shall be required.
5. Hotel
 - a. The structure is not to exceed two (2) stories; 35 feet in height
 - b. The interior square footage of the structure is not to exceed 7,000 square feet in gross floor area.
 - c. Comply with B1-4 above, if applicable.

SECTION 9A.04 DIMENSIONAL REQUIREMENTS

Minimum Lot Area With public sewer and water Without public sewer and water	10,000 square feet 1 acre
Minimum Lot Width M-43, M-140, Blue Star Hwy or Phoenix (CR388) M-43, M-140, Blue Star Hwy or Phoenix (CR 388) - frontage access road or service drive per 18.26 All other roads	330 feet 66 feet, with public water and sewer 150 feet, without public water and sewer 66 feet, with public water and sewer 150 feet, without public water and sewer
Minimum Front Yard M-43, M-140, Phoenix (CR 388) Blue Star Hwy, Ruggles Road all other roads	50 feet from the right-of-way line 110 feet from centerline 35 feet from the right-of-way line
Minimum Side Yards	10 feet 15 feet, accessory buildings
Minimum Rear Yard	40 feet 15 feet, accessory building Corner lots do not have a rear yard
Minimum Waterfront Yard	50 feet from the shore of a lake or pond, or centerline of a stream, but not within a Flood Hazard Area except as provided by law.
Minimum Dwelling Floor Area	680 square feet excluding garage & unfinished spaces with at least 500 square feet on the first floor.
Height Limit All structures are subject to Article XIVA Airport Overlay Zone	Non-residential and residential 35 feet Accessory buildings 20 feet
Maximum Lot Coverage	Residential use 30% Non-residential use 75%