

ARTICLE XI

CSC COMMUNITY SERVICE COMMERCIAL DISTRICT

SECTION 11.01 PURPOSE

This district is intended to provide areas where retail trades and service outlets can be located that are convenient to the residents of several neighborhoods and where the owners, employees, guests and customers of office, other commercial, industrial and agricultural uses and activities in the Township and adjacent communities.

SECTION 11.02 USES PERMITTED BY RIGHT

Including normally accepted accessory uses so long as there is a principle use on the property.

- A. Art and merchandise studio
- B. Auto parts store
- C. Automobile service station
- D. Bakery
- E. Barber and beauty shop
- F. Bicycle store
- G. Book and stationary store
- H. Bowling alley, pool hall, and mechanical amusement center
- I. Brew-pub
- J. Building material store
- K. Car wash
- L. Clothing store
- L. Commercial garage
- M. Commercial, private business school
- N. Delicatessen
- O. Drive-in business
- P. Drive-in restaurant
- Q. Drug store
- R. Dry cleaning and laundry
- S. Educational and social institutions
- T. Farm implement and supply store
- U. Fast food restaurant
- V. Funeral home
- W. Furniture store
- X. Garden store
- Y. Gift shop
- Z. Golf driving range
- AA. Greenhouse and nursery, retail only
- BB. Hardware and paint
- CC. Household appliance store
- DD. Ice cream store
- EE. Indoor kennel

- FF. Interior decorating shop
- GG. Jewelry store
- HH. Medical and dental offices in complexes which may include:
 - Garment and prosthetic appliance stores
 - Medical, dental and optical laboratories
 - Pharmacies
- II. Micro-brewery
- JJ. Miniature golf course
- KK. Mini-warehouses/mini-storage
- LL. Mortuary
- MM. Motel and hotel
- NN. Music store
- OO. New and used automobiles, motorcycles, boats, campers, recreational vehicles and trailers
- PP. New and used mobile homes
- QQ. Novelty store
- RR. Office supply store
- SS. Offices for:
 - Finance
 - Insurance
 - Real estate
 - Licensed professionals
- TT. Pet shop
- UU. Photographic studio
- VV. Printing and publishing establishment
- WW. Professional health care services
- XX. Public buildings
- YY. Public schools
- ZZ. Public service installations and utilities
- AAA. Religious institutions
- BBB. Restaurant
- CCC. Second-hand store with no outside storage
- DDD. Service and repair shop
- EEE. Shoe repair shop
- FFF. Sporting goods store
- GGG. Tailor and dressmaker shop
- HHH. Temporary buildings
- III. Temporary and transient amusements
- JJJ. Theater, indoor and outdoor
- KKK. Toy store
- LLL. Variety store
- MMM. Veterinary clinic and hospital
- NNN. Warehouses
- OOO. Miscellaneous:
 - Business management consultant
 - Business service store

- Consumer credit reporting agency
- Mailing and stenographic services
- QQQ. Normal accessory uses to the above uses and buildings provided a principle permitted building is present.

SECTION 11.03 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 and in Article XXII Site Plan Review, as well as Article XV Special Uses.

- A. Planning Shopping Centers for collective grouping of two (2) or more principal permitted uses.
- B. Retail store including the on-site manufacture of product(s)
- C. Private schools & educational institutions
- D. Parks & recreation areas
- E. Single family dwelling on the same parcel as a business
- F. Boarding House, Dormitory
- G. Communications towers
- H. Accessory Impound Yards
- I. Fraternal organizations
- J. Home business
- K. Parks, playgrounds & recreation areas (public & non-profit)
- L. Race tracks (including midget auto, karting, horse, and snow mobile)
- M. Recreation & sports buildings
- N. Sports facilities, public & private, including golf courses, ball fields, courts & diamonds
- O. Temporary transient amusement enterprises
- P. Transitional parole housing, halfway house, substance abuse treatment & rehabilitation service or similar social institution.
- Q. Hospitals, clinics, sanitariums, convalescent homes, state licensed residential care facilities for more than 6 persons, and similar structures designed for human care.
- R. Solar Farms and Solar Energy Systems for Commercial Use

SECTION 11.04 DIMENSIONAL REQUIREMENTS

Minimum Lot Area (non-agricultural)	With public or common sanitary sewer and water	10,000 square feet excluding areas subject to easements
	With on-site water supply and/or waste water disposal as permitted by the County Health Department --	One (1) acre excluding areas subject to easements
Minimum Lot Width	For lots fronting on M-43, M-140, Blue Star or Phoenix	330 feet
	For lots fronting all other roads or for lots with shared driveways	150 feet at the building setback line for lots not served by public/common sanitary sewer and/or water
	For lots fronting all other roads or for lots with shared driveways	80 feet at the building setback line for lots served by public/common sanitary sewer and water
Minimum Front Yard	From a state highway or C.R. 388	50 feet from the right-of-way line
	From Blue Star Highway	110 feet from centerline
	From any other county road	35 feet from the right-of-way line
	From any private road	35 feet or as approved by the Township Board
Minimum Side Yards	10 feet on one side , but a minimum total of 25 feet for both sides, except where a side yard abuts a road right-of-way, in which case the front yard setback is required.	
Minimum Rear Yard	50 feet for principle structures, 15 feet for accessory buildings. 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.	
Maximum Height Limit	35 feet 50 feet for hotels with 26-foot wide setbacks on all sides with paving to support 75,000 pounds for fire apparatus. Wind Energy Generators – Subject to Article XV Special Uses	
All structures are subject to Article XIVA Airport Overlay Zone		
Maximum Lot Coverage	75%	

SECTION 11.05 LOCATION AND SITE DEVELOPMENT REQUIREMENTS

- A. All sites shall have at least one property line abutting either:
 - 1. a major road or highway arterial as defined in the Master Plan and from which the site has vehicular access via a driveway or an access road, or
 - 2. an approved private road connecting to a major road or highway arterial.

- B. All vehicular ingress and egress shall be from either:
 - 1. an acceleration and deceleration land to an access road in accordance with Section 18.26, or
 - 2. an approved private road connecting to a major road or highway arterial.

- C. Storage of goods, materials, trash or garbage is not permitted outside of a building, except as provided in Section 18.23 and 18.30.