

ARTICLE XIII

HC HEAVY COMMERCIAL DISTRICT

SECTION 13.02 PERMITTED PRINCIPAL USES

- A. Facilities necessary to the operation of all existing methods of transportation, including those for highway, rail and air, including truck terminals and railroad sidings.
- 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 materials.
- E. Building material supply establishments.
- F. Vehicle fueling stations
- G. Brewery

SECTION 13.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS

- A. Bulk storage and distribution facilities for petroleum and gas products, paints and chemicals.
- B. Sanitary septic waste hauling and servicing facilities in accordance with the provisions of Article XV, Special Uses. *[amended February 2007]*
- C. Communications towers
- D. Fraternal organizations
- E. Junk yards and inoperable vehicle yards
- F. Public buildings

SECTION 13.04 PERMITTED ACCESSORY USES

- A. Accessory buildings and uses customarily incidental to above named principal permitted uses.
- B. Signs in accordance with the relevant requirements detailed in Article XXI, "Sign Regulations," herein.
- C. Towers in accordance with the relevant requirements detailed in Article XVIII, "Supplemental Regulations," herein. *[amended 1999]*
- E. Outdoor storage of goods or materials when directly related to on-site businesses and when properly screened.
- F. Accessory Impound Yards

SECTION 13.05 DIMENSIONAL REQUIREMENTS

| | | |
|---|--|--|
| Minimum Lot Area: | For lots not served by public or common water and sewer. | 80,000 square feet |
| | For lots with public or common sewer and water. | 40,000 square feet |
| Minimum Lot Width: | Parcels fronting on M-43, M-140, and CR-388 (Phoenix Road): | 330 feet. except where an easement is dedicated for a frontage service road to serve the lot. |
| | All other roads on lots without public water and sewer availability. | 200 feet |
| | All other roads on lots with water and sewer. | 120 feet |
| Minimum Front Yard: | Parcels fronting state hwy. or CR-388 | 50 feet minimum from the right of way line. |
| | Parcels fronting on Blue Star or Ruggles Rd. | 110 feet from the center line |
| | On all other county roads | 35 feet from the right of way line: |
| | On private roads | 35 feet or as approved by the Township Board |
| Waterfront yard | | 50 feet minimum from established shorelines for surface water bodies or centerline of streams |
| Minimum Side Yard | | 25 feet minimum both side yards. 50 feet minimum for yards abutting residential uses. Parcels with side-yards fronting on a street or road are subject to the front yard setback for that side |
| Minimum Rear Yard (corner lots have no rear yard) | | 50 Feet minimum for the principle building 15 feet for accessory buildings |
| Height Limitations: | | 35 feet maximum for all structures. |
| Maximum Lot Coverage: | | 75 percent maximum. |

SECTION 13.06 LOCATION AND SITE DEVELOPMENT REQUIREMENTS

- A. The site shall have at least one (1) property line abutting either: (1) a major road or highway arterial, as defined in the Master Plan, upon which it fronts and from which it has vehicular access by means of a frontage access road/drive in accordance with Section 18.26, or (2) an approved private road connecting directly to a major road or highway arterial. *[amended 2000]*
- B. All vehicular ingress and egress shall be from an acceleration and deceleration lane to a frontage access road in accordance with Section 18.26, or to an approved private road connecting to a major road or highway arterial as defined in the Master Plan. *[amended 2000]*
- C. All uses shall meet the requirements for off-street parking and loading and unloading as specified in Article XX.
- D. When an HC zoned parcel adjoins a Residential Zoning District, it shall meet the requirements of Section 18.30.