

ARTICLE 9A

RCO RESIDENTIAL-COMMERCIAL OVERLAY DISTRICT

SECTION 9A.01 INTENT

This overlay district is intended as a transitional buffer area between residential areas and high volume traffic routes. It is principally intended for daytime business activities limited to small, professional type, general office/health care professional offices. This district can overlay both residential and commercial zoning districts to allow existing uses to continue as conforming uses while allowing new uses, of a compatible nature to be added.

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

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

- A. Single and two-family dwellings.
- B. State licensed residential care homes housing six (6) or fewer persons.
- C. Child day care centers licensed by the state of Michigan
- D. Conversion of existing dwelling to office use without additions, subject to Article XXII Site Plan Review, and Article XX Parking Requirements.
Office use in converted dwelling is limited to one (1) professional office of the following types only: Medical, dental, sociological, psychological, finance, insurance, real estate, or other licensed professional plus administrative support staff.
- E. Mixed Use: Office/dwelling in an existing structure without additions, subject to Article XXII Site Plan Review, and Article XX Parking Requirements.
The non-residential use in such structures shall be limited to one (1) professional including: Medical, dental sociological, psychological, finance, insurance, real estate or other licensed professional plus administrative support staff.
- F. Religious, educational, seminary living & social institutions on at least three (3) acres.
- G. Offices for finance, insurance, real estate and licensed professional, where a new building or addition is constructed.
- H. Medical, dental, and sociological/psychological professional offices, limited to no more than one (1) professional plus support staff, where a new building or addition is constructed.
- I. Business management consultant (1 only)
- J. Customary home occupations

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.02, B. and in Article XXII Site Plan Review, if the underlying district is residential then the use shall be subject to Article XV Special Uses as well.

A. Permitted Uses with Conditions (all subject to B. below)

1. Auto repair with limited outside storage, no fuel sales, limited auto sales, and a maximum of 5,000 square feet gross floor area.
2. Grocery or convenience store less than 5,000 square feet gross floor area
3. Bakery or coffee shop
4. Barber and beauty shop
5. Butcher shop without on-site processing of animals
6. Book and stationary store
7. Delicatessen
8. Drug store
9. Dry goods & notions stores
10. Dry cleaning & laundry stores
11. Gift shops & specialty shops
12. Hardware & paint stores
13. Home Businesses (see definition)
14. Medical and dental offices in complexes which may include: clinics & emergency care
15. Music store
16. Novelty store
17. Office supply store
18. Professional Offices for: Finance, Insurance, Real estate, Licensed professionals
19. Public parks & recreation areas
20. Public buildings
21. Public service installations and utilities
22. Recreational uses (commercial such as: water sports parks, mini-golf & etc.)
23. Restaurant, without drive-in/through service (may have outdoor seating/service area)
24. Shoe repair shop
25. Sporting goods and bait shop
26. Tailor and dressmaker shop
27. Variety store
28. Ice cream stand
29. Veterinary clinic without kennel or outside animal runs
30. Miscellaneous: Business management consultant, Business service store, Consumer credit reporting agency, Mailing and stenographic services, Public transportation passenger station,
31. 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 and 18.30.
4. Where an existing dwelling is converted to professional use and an addition is constructed, the minimum front, side and rear setbacks for all structures and parking areas shall be 25 feet. This 25-foot wide strip shall be landscaped to screen adjacent properties.
5. Where a new structure is proposed for a commercial use, such structure shall conform to the requirements of the NSC Neighborhood Service Commercial zoning district. No such commercial use structure shall exceed 5,000 square feet in gross floor area nor shall such structure exceed 25 feet in height. All such commercial use structures shall have a gable roof and shall resemble in general appearance the architectural character of residential buildings within 300 feet.

SECTION 9A.04 DIMENSIONAL REQUIREMENTS

<p>Minimum Lot Area With public or common sanitary sewer and water ----- With on-site water supply and/or waste water disposal as permitted by the County Health Department -</p>	<p>--10,000 square feet excluding areas subject to easements --One (1) acre excluding areas subject to easements</p>
<p>Minimum Lot Width 1 For lots fronting on M-43, M-140, Blue Star or Phoenix----- 2 For lots fronting all other roads ----- 3 For lots with shared driveways fronting on M-43, M-140, Blue Star or Phoenix-----</p>	<p>--330 feet --150 feet at the building setback line for lots not served by public/common sanitary sewer and/or water --66 feet at The building setback line for lots served by public/common sanitary sewer and water</p>
<p>Minimum Front Yard From a state highway or CR 388 From Blue Star Highway or Ruggles Road----- From any other county road---- From any private road-----</p>	<p>--50 feet from the right-of-way line --110 feet from centerline --35 feet from the right-of-way line --35 feet or as approved by the Township Board</p>
<p>Minimum Side Yards</p>	<p>-10 feet for the principle building, each side, except where the side yard abuts a road right-of-way, in which case the front yard setback is required. -15 feet for all accessory buildings except abutting road right-of-way</p>
<p>Minimum Rear Yard</p>	<p>-40 feet for principle structures, -15 feet for residential accessory buildings. Corner lots do not have a rear yard.</p>
<p>Minimum Waterfront Yard</p>	<p>-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.</p>
<p>Minimum Dwelling Floor Area</p>	<p>--680 square feet excluding garage & unfinished spaces with at least 500 square feet on the first floor.</p>
<p>Maximum Height Limit All structures are subject to Article XIVA Airport Overlay Zone</p>	<p>--Dwellings – 35 feet --Residential Accessory Buildings – 25 feet --Wind Energy Generators – Subject to Article XV Special Uses</p>
<p>Maximum Lot Coverage</p>	<p>30%</p>