

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.
	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.