

ARTICLE 15

LC LOCAL COMMERCIAL DISTRICT

- 15.1 STATEMENT OF PURPOSE AND DESCRIPTION OF DISTRICT. This District is derived from the "Neighborhood Commercial" land use classification in the Schoolcraft Township Master Plan, and is primarily intended to accommodate small-scale locally-oriented businesses. This District is only applicable to the limited areas of the Township between the Villages of Vicksburg and Schoolcraft planned for this type of "neighborhood commercial" land use, and is therefore not intended to apply to the US 131 corridor. Because sites in this District are not served by municipal utilities, and may be adjacent to areas zoned and/or used for residential or agricultural purposes, development in this District should be managed through site development requirements and, where applicable, special land use approval standards. Such requirements and standards are appropriate to evaluate compatibility with other uses in the vicinity and also with the rural character of the area.
- 15.2 PERMITTED USES. The following uses are designated as permitted uses in the LC Local Commercial District:
1. Bank, savings and loan association.
 2. Barber and beauty shop.
 3. Child Day Care Center or Child Care Center.
 4. Essential Services.
 5. Institutional or Public Use, in accordance with Section 23.7 of this Ordinance.
 6. Laundry and dry cleaning pickup station.
 7. Music and dancing studio.
 8. Indoor athletic tutoring/training facility.
 9. Office, business and professional.
 10. Restaurant (excluding drive-in).
 11. Retail store for the sale of books, stationary, newspapers, clothing, drygoods, drugs, pharmaceuticals, groceries, foodstuffs, hardware, furniture, household appliances and furnishings, hobby supplies, sporting goods, photograph supplies, photograph studio, radio and television, services in connection therewith, shoes, shoe repair shops, varieties, antiques and gifts.

12. A retail use which is not specified in this Section but which is similar in nature and compatibility to a specified permitted use.

13. Signs, in accordance with Article 25 of this Ordinance.

14. Accessory uses, building and structures incidental to any use allowed in this district, in accordance with Article 22 of this Ordinance.

15.3 SPECIAL LAND USES. The following uses are designated as special land uses in the LC Local Commercial District, subject to special land use and site plan approval in accordance with the Ordinance (see section 23.7 for specific special land use approval standards):

1. Automotive Repair Garage
2. Automotive Sales Area
3. Automotive Service Station
4. Car Wash (automated or manual)
5. Public Utility Service Facilities
6. Mini-Storage Facility

15.4 DENSITY, AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENT. In accordance with Article 20 of this Ordinance

15.5 OFF-STREET PARKING REQUIREMENTS. In accordance with Article 26 of this Ordinance.

15.6 SITE PLAN REVIEW. In accordance with Article 24 of this Ordinance.