

ARTICLE 17

US 131 CORRIDOR BUSINESS DISTRICT

17.1 STATEMENT OF PURPOSE AND DESCRIPTION OF DISTRICT: This District is derived from the "US 131 Corridor," "US 131 Overlay" and "Industrial" land use classifications in the Schoolcraft Township Master Plan. This District is only intended to apply to designated areas within the US 131 corridor, both north and south of the Village of Schoolcraft; but within those areas is intended to accommodate a variety of moderate-size commercial and industrial land uses seeking proximity to this high volume highway and/or rail access provided by the rail line parallel with US 131 at the easterly edge of the US 131 planning corridor. This District is generally not intended for large-scale commercial and industrial developments. Accordingly, the regulations for the District generally limit many types of land uses to a principal building "footprint" of 15,000 square feet, but those same types of land uses may be approvable with a larger "footprint" pursuant to special land use and site development standards to assure compatibility with other existing or future uses in the corridor and in the adjacent areas zoned and/or used for agricultural or residential purposes.

17.2 PERMITTED USES: The following uses are designated as permitted uses in the US 131 Corridor Business District:

1. Automotive Repair Garage.
2. Automotive Sales Area.
3. Bank, savings and loan association.
4. Barber and beauty shop.
5. Boat and boating equipment sales, service, and storage.
6. Car Wash (automated or manual).
7. Child Day Care Center or Child Care Center.
8. Commercial recreation enterprise (indoors or outdoors).
9. Construction equipment sales and service.
10. Contractor's equipment yard.
11. Contractor's workshop.
12. Essential Services.
13. Farm equipment sales and service.

14. Firearms range (indoors only).
15. Funeral establishment.
16. Greenhouse/nursery.
17. Institutional or Public Use, in accordance with Section 23.7 of this Ordinance.
18. Laundromat.
19. Laundry and dry cleaning pickup station.
20. Lumber and builder supply sales/storage yard.
21. Machine shop.
22. Manufacturing, compounding, assembling and processing which is of such a nature as to not create noise, vibration, odor, smoke, liquid waste, light, or other type of adverse impact to surrounding properties or the community in general.
23. Mobile home sales.
24. Motel.
25. Music and dancing studio.
26. Office buildings, and offices incidental to other uses allowed in this District.
27. Office, business and professional.
28. Outdoor market.
29. Private club, fraternal lodge, and similar meeting/social facility for not-for-profit civic or social organization.
30. Recreational vehicle/equipment sales and service.
31. Restaurant (with or without drive-in).
32. Retail store for the sale of books, stationary, newspapers, clothing, dry goods, 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.
33. A retail use which is not specified in this Section but which is similar in nature and compatibility to a specified permitted use.

34. The sale of new or rehabilitated vans, trucks, or sport utility vehicles at property where new vans, trucks, or sport utility vehicles are converted or manufactured.
35. Signs, in accordance with Article 25 of this Ordinance.
36. Warehousing (fully enclosed).
37. Accessory uses, buildings and structures incidental to any use allowed in this district, in accordance with Article 22 of this Ordinance.

17.3 SPECIAL LAND USES: The following uses are designated as special land uses in the US 131 Corridor Business District, subject to special land use and site plan approval in accordance with this Ordinance (see Section 23.7 for specific special land use approval standards):

1. Animal hospital and/or kennel.
2. Automotive Service Station.
3. Bar, Nightclub Facility.
4. Wireless Communications Support Structure.
5. Mini-Storage Facility.
6. Public Utility Service Facilities.
7. Ready-mix concrete and/or asphalt plant.
8. Truck terminal, maintenance and service yard.
9. Any use specified in Section 17.2 where the “footprint” of the use (ground area of principal building) exceeds a total of 15,000 square feet.
10. Solar Energy Generating Facility.
11. Bulk liquid propane storage facility, designed and used for transferring liquid propane in bulk to distribution trucks, only.

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

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

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

17.7 ACCESS MANAGEMENT REQUIREMENTS: In addition to all requirements of this Ordinance applicable to this District, all development in this district is also subject to the

following access management requirements administered by the Planning Commission in the site plan review process.

1. The Planning Commission shall not approve a new direct point of access from a lot to US 131 in connection with new development or a new use on any lot, unless the Planning Commission makes a specific finding, based on evidence presented by the applicant, that one or both of the following circumstances exist:
 - A. Reasonable efforts to obtain access through use of an existing or proposed new shared driveway or service drive have been unsuccessful;
 - B. Use of an existing or proposed new shared driveway or service drive is not feasible due to the physical characteristics of the site, or existing development.
2. Where the Planning Commission determines a new single point of access is permissible pursuant to subsection 1, the new point of access shall be located on the lot in such a manner as to reasonably facilitate future shared access with an adjoining lot, unless the Planning Commission determines no such future shared access is feasible due to the physical characteristics of the site, or existing development.
3. The Planning Commission shall not approve a site plan with more than one new direct point of access from a lot to US 131, except in either of the following circumstances:
 - A. The Planning Commission may approve two one-way driveways, located near the opposite sides of the lot, where the lot has at least 300' of frontage on US 131.
 - B. The Planning Commission may approve more than one two-way driveway, where a traffic impact study prepared by a reputable professional demonstrates a specific need for more than one two-way driveway, the Michigan Department of Transportation has recommended more than one point of direct two-way access to the lot, and the Planning Commission determines the circumstances in either subsection 1.A. or 1.B. above exist.
4. Where a lot has frontage on both US 131 and an existing side street, any new point of direct access to the lot shall be from the side street only.
5. Any new point of access to US 131 shall be approved by the Michigan Department of Transportation and shall meet all applicable spacing and design specifications administered by the Michigan Department of Transportation.