



Planning Commission

Larry Fox, Chairperson Summer L. McMullen, Trustee
Michael Mitchell, Vice-Chairperson Sue Grissim, Commissioner
Tom Murphy, Secretary Jim Mayer, Commissioner
Matthew Eckman, Commissioner

Planning Commission Meeting - Agenda
WORK SESSION ONLY
Hartland Township Hall
Thursday, December 14, 2023
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Approval of Meeting Minutes
 - a. Planning Commission Meeting Minutes of September 28, 2023
6. Approval of 2024 Planning Commission Meeting Calendar
 - a. 2024 Planning Commission Meeting Calendar
7. Call to Public
8. Old and New Business
 - a. Discussion of Landscape Nursery
 - b. Discussion of Pharmacies in GC (General Commercial)
9. Call to Public
10. Planner's Report
11. Committee Reports
12. Adjournment

HARTLAND TOWNSHIP PLANNING COMMISSION **DRAFT** MEETING MINUTES

September 28, 2023– 7:00 PM

1. **Call to Order:** Chair Fox called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance:**
3. **Roll Call and Recognition of Visitors:**
Present – Commissioners Eckman, Fox, Grissim, Mayer, McMullen, Mitchell, Murphy
Absent – None
4. **Approval of the Meeting Agenda:**
A Motion to approve the September 28, 2023, Planning Commission Meeting Agenda was made by Commissioner Mitchell and seconded by Commissioner Grissim. Motion carried unanimously.
5. **Approval of Meeting Minutes:**
 - a. Planning Commission Meeting Minutes of August 24, 2023
A Motion to approve the Planning Commission Meeting Minutes of August 24, 2023, was made by Commissioner Grissim and seconded by Commissioner Murphy. Motion carried unanimously.
6. **Call to the Public:**
None
7. **Public Hearing**
 - a. Site Plan #23-008 Site Plan/PD Application #23-008, Highland Reserve Planned Development (PD) – Preliminary Site Plan

Chair Fox opened the Public Hearing at 7:03 PM stating all public noticing requirements have been met.

Director Langer gave an overview of the scope and location of the request stating the following:

- Located east on M-59, south of M-59, east of Cundy Road and Hartland Glen Lane.
- Conceptual review indicated 100 homes; this plan shows 101, 35 are planned as rental homes, 66 will be owner owned and occupied site condominium homes.
- Some commercial is planned for the 1.9 acres in the northwest corner of the site; the use is currently unknown.
- PD (Planned Development) process consists of three review stages; conceptual (comments only), preliminary and final. PDs are reviewed by both the Planning Commission and the Township Board, with the Planning Commission offering a recommendation and final approval coming from the Township Board. This project is at the preliminary stage,

The Applicant, Mike West, representing Green Development Ventures and Allen Edwin Homes; and Matthew Diffin of Diffin-Umlor & Associates, introduced themselves and stated the following:

- Previously appeared before the Planning Commission in March of 2023 and have been working with staff to prepare the preliminary site plan.
- Proposing a residential development on 39 acres, approximately two (2) acres in the northwest corner of the site will be retained by Mr. Yaldo with some kind of commercial use. The remaining approximately 37 acres will be a residential development.
- The rental portion of the property will be a single deed parcel and contain the 35 rental homes.
- Rental homes will have the appearance of a subdivision but will be offered for lease. The remaining 66 units will be developed for sale.
- A variety of home styles planned are in the Pattern Book; ranch, two-story, bilevels ranging from 1250 square feet to 2800 square feet. They have provided five but there are more that would fit into the unit footprints.
- Overall density is about 2.7 dwelling units per acre.
- Yellow boxes on the site plan represent the building envelopes which range in width from 42 feet to 50 feet wide; depth is 50 to 60 feet. The house will be somewhere in the middle. Space between is a minimum of ten feet. Some may be ten feet; others will be more than ten feet. The ten feet allows for more flexibility in building products. Rentals will be ten feet apart; site condo side setbacks will be a minimum of five feet allowing for at least ten feet separation.

[Mr. West referred to Exhibit A in the Pattern Book]

- Only the units that have a three-stall garage will be ten feet apart; most are between 12 and 20 feet apart.

[Mr. West referred to Exhibit B in the Pattern Book]

- Offered an example of an existing development with 55-foot-wide lots with 10-foot separation. These lots are 60 feet wide.
- Have exceeded the open space requirement with 40 percent planned that will include usable open space.
- Sidewalks are planned along both sides of the streets and walking trails.
- Planning a neighborhood park as an amenity with a covered pavilion and playground.
- Two access points; one off M-59 and the other off Hartland Glen Lane. They are working on obtaining the easement with property owners.
- Traffic study was generated with the assumption that the commercial use would be a fuel station with a drive-through fast food component, but the actual use has not been determined yet.
- Internal streets will be private, 30 feet wide, within a 66-foot right-of-way and were planned with potential future connections to neighboring developments.
- Stormwater basins are planned for the western portion of the site along with some rear yard swales as required by the Livingston County Drain Commission.
- Avoiding 95 percent of the wetlands found on the property, two areas will have a permanent impact and a temporary impact that will require approval from the Michigan Department of Environment, Great Lakes and Energy (EGLE).
- Reiterated some of the recognizable benefits such as walkability, open space, neighborhood park, and quality housing.
- In most areas, single-family home starts are down but they have built more homes than ever before, indicating they have a product that is in demand now.

Call to the Public

Dave Nona, manager of Hartland Glen LLC, which owns the Hartland Glen Golf Course, expressed concerns about the new development connecting to the sanitary sewer lift station that will serve the

Redwood Development. Hartland Glen paid to expand the lift station to accommodate the Redwood development and future developments. Mr. Nona stated he is not opposed to the Highland Reserve development but is concerned that they have not been approached by the developer regarding the use of this lift station. He also stated there are other issues regarding Hartland Glen Lane that need to be addressed. He requested the matter be tabled until these issues are resolved.

Chair Fox closed the Public Hearing at 7:27 PM.

Mr. West stated they are aware they need to secure easements for access as well as water and sewer but believes those items will be addressed during the Final PD review.

Chair Fox referred to the staff memorandum dated September 21, 2023

Use of Public Services

Chair Fox suggested the Applicant add the extension of the municipal water and sanitary sewer services as a community benefit as it could benefit the adjacent properties to the east and south when they develop.

Commissioner Mitchell asked about the location of the existing sanitary sewer lift station. Director Langer indicated it is in the southern portion of the Redwood development. He also stated this topic is something that is never discussed at this stage in the approval process; that is typically worked out in the construction phase. Typically, an Applicant would not spend money on that level of detailed plans before they received approval for the project.

Planned Development Design Standards (Section 3.1.18.C.)

Residential Density

Director Langer stated the following:

- Applicant indicated 2.7 dwelling units per acre.
- Township calculations used the whole site for a density of 2.6 dwelling units per acre.
- Proposing 101 units. Maximum density would allow 156 units and 218 with the bonus density.

Design Details

Chair Fox commented the Applicant has provided a Pattern Book. He asked about the commercial portion and if it would generally follow the ordinance. Director Langer stated in the future, the commercial component will be owned by another entity and those plans are not far enough along to list a specific use so the Applicant is voluntarily proposing to comply with the normal commercial standards, zoning standards, parking requirements, all the normal zoning provisions that would apply to a commercial site.

Minimum Yard Requirements

Director Langer stated the following:

- Front setback is normally 50 feet; they are proposing 25 feet.
- Rear setback is normally 40 feet; they are proposing 20 feet.
- Driveways are 25 feet which complies with the normal requirements.

Distances Between Buildings

Director Langer stated in the owner-occupied units, the proposed minimum distance between building envelopes is five feet or ten feet between structures. The Applicant has explained that will not be the norm; all the units will not be ten feet apart, but some could be. Director Langer continued the same would be true for the rental properties. This is certainly tighter than CA allows but similar to some other developments such as Newberry, the proposed development to the east.

Commissioner Mitchell stated he has concerns about a five-foot setback where homes could potentially be spaced ten feet apart. He stated the following:

- He understands the explanation that this would be rare.
- He sits on the Zoning Board of Appeals (ZBA) and very few side yard setback requests are granted.
- He does not feel comfortable giving a developer the discretion for such a severe infringement on our ordinance with this setback.
- He would not feel comfortable making the next resident that comes to the ZBA for a variance for a side yard setback jump through all the hoops to prove their case while this developer has been given carte blanche.

Director Langer explained the Zoning Board of Appeals does not establish any of the zoning, that is a legislative function performed by the Planning Commission and the Township Board. The role of the ZBA is to grant relief from those regulations due to unique circumstances where there is a practical difficulty meeting the ordinance standards. The regulations apply generally but there will always be a unique property with some kind of physical feature where those regulations do not work. The ZBA's job is to hear those cases and grant relief. What is being presented here is almost a legislative function; through the Planned Development process itself, the property will be rezoned with new standards. It is not truly a variance being granted; it is as if the ordinance has been rewritten to permit five-foot setbacks for this property. In the end, when the Township Board finally approves a PD, it is a rezoning to PD subject to the approved standards for that particular Planned Development. He also stated the criteria are different, but those comments are fair and something to consider.

Chair Fox added affordable housing typically exists on smaller lots with smaller setbacks; it is a concept we have to realize comes with that product. You see it in the Special Planning Area to the east as well. It has been decided that this portion of the Township is going to be that way. There is a lot of open space around this development, the actual property and distance between homes is different than some are used to seeing. Millpointe is an example of an existing development with smaller lots and side setbacks. He stated he is alright with it as it is part of this type of development.

The Applicant concurred also stating in a Planning Development clustered housing is common but in order to get the required open space, the structures are planned closer together. More importantly, they are not in violation of any Building Code or Fire Code. His understanding of the code is that if the structures are ten feet apart, a one-hour fire rated wall or fire rated materials are required. Their process is to put those fire rated walls in if the structures are closer than twelve feet apart, exceeding the code requirements. If a house is five or six feet from the property line, they will install those materials even if they do not know how far away the neighboring structure will be just to be safe. They have done them in other communities such as Waterford Township with 50-foot-wide lots and five-foot setbacks as a tradeoff for open space, pathways and a park.

Commissioner Mayer mentioned that the Fire Department’s comments or recommendations do not support the requested setbacks. Chair Fox interjected their comments are not code. Commissioner Mayer continued their recommendations should be considered The Applicant stated they are following the Building Code if there is a standard from the Fire Code, it has not been provided. He understands the Fire Department must consider the worst-case scenario, but his company has built all over the state and the Fire and Building Code is the same.

Commissioner Mayer expressed concern about the distances between the rental property dwellings. The Applicant directed his attention to sheet five of the preliminary plan set where there is a rental portion envelope dimension listed for each home; no less than ten feet apart and twenty-five feet from the road. All structures would be included inside those envelopes with no outbuildings permitted.

Sidewalks and Pedestrian Access

Commissioner Murphy stated he appreciates the walkability and the few miles of sidewalk. He asked about where Lockerbie Lane intersects with M-59. The Applicant stated they stopped a bit short as that portion will be filled in with the commercial development happens in the northwest corner. Commissioner Murphy also inquired about Abernathy Street and Hartland Glen. The Applicant stated they intend to provide a crosswalk but is unclear if a sidewalk is planned as part of the Redwood project along Hartland Glen. Commissioner Murphy stated he would like to see some investigation into that connection otherwise it is a sidewalk that ends at a road and people will usually end up in the road.

Requirements for Preliminary Review (Section 3.1.18.E.ii)

Traffic Impacts

Director Langer stated the following:

- Applicant hired a traffic consultant who prepared a detailed report.
- Report has been sent to the Michigan Department of Transportation (MDOT) who is still reviewing the project but there is an email stating the location of Lockerbie Lane Drive is acceptable.
- MDOT is continuing to work on what other improvements may need to be made to M-59 such as a deceleration/acceleration lane, or U-turn type turnaround crossing.
- If the location is approved, any details about how that access will function can be worked out later with MDOT.

Vehicular Circulation

Director Langer stated the following:

- Proposed road width is 30 feet back of curb to back of curb which does not meet the standard.
- If there are more than 25 units or parcels, the road width defaults to the Livingston County Road Commission standard of 30 feet face of curb to face of curb.
- Difference is approximately one foot on each side.
- Space for landscaping and street trees will be compromised if the road width is wider.
- Consistent with what has been permitted for Fiddler Grove, Courtyards, Villas, many recent developments.
- Using a rolled or mountable curb which allows greater flexibility for driveway locations.

Chair Fox mentioned the mountable curb is something the fire department likes for emergency access.

Landscaping (Section 5.11)

Canopy trees along Internal Roadways

Commissioner Grissim commented the Plan is to be revised to state White Oak tree is a three-inch caliper tree, on the Construction Plan set and called out the 35 feet distance between trees is part of the Street Trees section and will meet the requirement.

Buffering or Screening (Sec. 5.11.2.G.i.)

Commissioner Grissim asked about the south side where the golf course is located. If a lower density development is approved, then they will owe a screen but we do not know what will be there at this time. Director Langer stated the Future Land Use Map permits four units per acre on the property to the south; the density of this development is 2.6. It may remain a golf course use; there are many uncertainties. That is why it is up to the Planning Commission to determine if what is proposed meets the requirements.

The Planning Commission briefly discussed the history of this site and neighboring sites.

The Planning Commission had no other issues with the proposed screening.

Detention/Retention Area Landscaping (Sec. 5.11.2.H.)

Commissioner Grissim commented they are missing a couple of trees, and the intent of the ordinance is that they be planted in a more natural random way around the pond as opposed to equally spaced as shown.

Architecture/Building Materials (Sec. 5.24)

The Applicant shared a visual display of the proposed building materials also stating they offer options for stone on the exterior, but it is up to the customer as it does increase the cost. The Applicant also displayed a sample board of siding materials. For a spec home or the rental options, they intend to use a variety to add visual interest and avoid each home looking the same. For the owner-occupied homes, it is up to the customer to choose.

Director Langer commented for a commercial project, exterior building materials are looked at very carefully. For single-family residential projects the Township does not typically get involved much but our standards encourage earth tones. There are some reds and other colors proposed; if there are any concerns with the proposed color option, now would be the time to voice them. The Planning Commission had no concerns.

Commissioner Mitchell asked about lot coverage. Director Langer stated in other parts of the Township there are residential lot coverage limits anywhere from 15 percent to nearly 60 percent. This development is similar to Walnut Ridge where there are no lot coverage percentages but rather there are building envelopes, and all structures must be contained within that building envelope.

The Planning Commission briefly discussed other developments that have had lot coverage issues.

Chair Fox asked about the 1.9-acre commercial portion of the project. A list of uses was put forth. Typically, a fuel station requires a Special Use Permit, but it is listed here as a Permitted Use. Does the Planning Commission want to waive the regulations and process for approval of a fuel station at this location, if one is proposed? He is not against a fuel station here, but he does think it should not be listed as a Permitted Use but rather a use by Special Use Permit. If this project is going to follow the GC General Commercial guidelines for that corner of the project, why not make the Permitted Use and Special Use lists the same. If it is a Permitted Use, the review process and legal notice process would not occur as it does now for other GC sites. Commissioner Eckhart asked is it going to be a commercial use inside this PD?

Director Langer stated the following:

- Approximately two acres.
- Instead of stating all uses in the GC category would be allowed, the Applicant chose ten uses and listed them as Permitted Uses.
- They do not know exactly what they want to do with that portion at this time, so they intend to follow the normal GC commercial standards.
- Those uses are written as “subject to a Site Plan” so they when they decided on a use, they would have to come back to the Planning Commission for Site Plan approval but there would be no noticing, no Public Hearing, just the standard Site Plan process.
- Chair Fox is advocating if they intend to mostly follow the GC standards, why not have them follow all the standards for the different uses.
- Limiting the uses is fine but some would still require the Special Use Permit process like a fuel station or drive- through.
- If the Planning Commission desires, they can build in those additional standards or others if they so desire.

Chair Fox reiterated his point stating that all others have had to go through that process, why would we exempt this project from going through the same process.

The Planning Commission agreed.

Commissioner Mayer inquired as to the ownership of the lift station.

Director Langer stated the following:

- The lift station is currently under construction.
- Livingston County Drain Commissioner’s Office is not interested in having jurisdiction over the lift station until it is completed to their specifications.
- Located on the Hartland Glen Golf Course property with an easement that was part of the Redwood Development.
- He is uncertain of the answer to the ownership question at this time, but it could be determined

Commissioner Mayer stated typically once completed, lift stations are turned over to Livingston County and it is up to them as to who can tap into it and the capacity. Director Langer confirmed also stating the Planning Commission is typically not involved in those issues.

Commissioner Grissim offered the following Motion:

Move to recommend approval of Site Plan/PD #23-008, the Preliminary Planned Development Site Plan for Highland Reserve Planned Development as outlined in the staff memorandum dated September 21, 2023.

Approval is subject to the following conditions:

- 1. The Preliminary Planned Development Site Plan for Highland Reserve Planned Development, SP/PD #23-008, is subject to the approval of the Township Board.**
- 2. Waiver request for the substitution of evergreen trees for 50% of the required canopy trees in the greenbelt area of the residential section of the planned development along Highland Road, is approved.**
- 3. Waiver request to deviate from the Livingston County Road Commission design standards regarding the roadway surface width for a private road, is approved.**
- 4. The applicant shall adequately address the outstanding items noted in the Planning Department’s memorandum, dated September 21, 2023, on the Construction Plan set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.**
- 5. As part of the Final Plan Review, the applicant shall provide a Planned Development (PD) Agreement that includes any access and maintenance agreements. Access and maintenance agreements will be required for the use of the Hartland Glen Lane and future road connections to the east (via Melsetter Street) and south (via Ardmore Avenue). The documents shall be in a recordable format and shall comply with the requirements of the Township Attorney.**
- 6. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, the Fire Code requirements, and all other government agencies, as applicable.**
- 7. The applicant shall install additional trees, as outlined in the staff memorandum, dated October 10, 2023; and the applicant shall make the storm detention/retention basin landscaping more random and natural in its appearance.**
- 8. Any of the permitted commercial uses that are proposed in this PD, which would require a Special Land Use Permit in the GC (General Commercial), shall only be permitted by Special Land Use Permit.**

Seconded by Commissioner Murphy. Motion carried 6-1.

Voting Yea: Commissioners Eckman, Fox, Grissim, Mayer, McMullen, Murphy

Voting Nay: Mitchell

Absent: None

8. Call to the Public:

David Nona, of Hartland Glen Golf Course, offered comments regarding the lift station, who paid for the increase in capacity, and who he believes will be able to have access in the future.

9. Planner Report:

None

10. Committee Reports:

The Planning Commission discussed some private commercial parking lot areas that are missing internal stop signs and what can and cannot be done.

The Planning Commission discussed a rumor regarding speed limit changes.

Commissioner Murphy asked Director Langer for information regarding a study several years ago that included Pleasant Valley and if there are plans to pave the unpaved portion of that road.

11. Adjournment:

A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner Eckman. Motion carried unanimously. The meeting was adjourned at approximately 8:46 PM.



Board of Trustees

William J. Fountain, Supervisor
Larry N. Ciofu, Clerk
Kathleen A. Horning, Treasurer

Matthew J. Germane, Trustee
Summer L. McMullen, Trustee
Denise M. O'Connell, Trustee
Joseph M. Petrucci, Trustee

**2024
HARTLAND TOWNSHIP PLANNING COMMISSION MEETINGS
HARTLAND TOWNSHIP HALL
7:00 P.M.**

The regular meetings of the Hartland Township Planning Commission for the year 2024 will be held on the following dates. All meetings are open to the public.

January 11, 2024	January 25, 2024
February 8, 2024	February 22, 2024
March 14, 2024	March 28, 2024
April 11, 2024	April 25, 2024
May 9, 2024	May 23, 2024
June 13, 2024	June 27, 2024
July 11, 2024	July 25, 2024
August 8, 2024	August 22, 2024
September 12, 2024	September 26, 2024
October 10, 2024	October 24, 2024
November 7, 2024	November 21, 2024
December 5, 2024	December 19, 2024

*Tom Murphy
Hartland Township Planning Commission Secretary*

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director
Subject: Discussion of Landscape Nursery
Date: December 7, 2023

Recommended Action

No action is to be taken at this time.

Discussion

The Planning Department received a complaint regarding a commercial business being operated at a residential property that is zoned CA (Conservation Agricultural). Upon inspection of the complaint, it appears the business is involved in the lawn mowing and landscape industry. The only use in the CA zoning district that appears to be closely related to the business is the “Landscape Nursery, if located on at least ten (10) acres, subject to Section 4.38 of the Ordinance.” This use requires a Special Land Use Permit.

Section 3.6 of the Zoning Ordinance outlines that the Planning Commission shall decide on whether a use is permitted in a zoning district. As a result, staff discussed this proposed matter with the Site Plan Review Committee.

In examining whether the proposed use qualifies as a “Landscape Nursery,” there were several questions staff had, especially regarding the definition of a “landscape nursery,” “nursery,” and “nursery, plant material.”

The subject property is approximately ten (10) acres in size, so it would comply with the size requirement. However, the question of whether it qualifies as a “landscape nursery” as outlined in the Ordinance is a question for the Planning Commission to determine.

Per Section 3.1.1.D.xv., a Landscape Nursery is allowed as a Special Land Use in CA, if located on at least ten (10) acres. This Special Land Use is also subject to Section 4.38, Open-air business, commercial outdoor display, sales, or storage. Section 2.0 (Definitions) of the Zoning Ordinance does not provide a definition for Landscape Nursery, however Section 2.161 provides a definition for Nursery, Plant Material. The storage of live plants, retail sale of plants on the premises, and offerings of products incidental to gardening and landscaping are activities associated with the category of Nursery, Plant Material, per the definition.

Just as background, if the Zoning Ordinance does not adequately define a term, then the terms general definition shall apply, and outside sources can be used to assist in establishing the definition. As a result, staff researched other sources for a definition of landscape nursery. Those definitions are attached. However, after analyzing all those definitions, the proposed use, and many other definitions, staff and the Site Plan Review Committee came up with a potential definition, as follows:

Landscape Nursery: An area where plants are grown, kept, staged, or maintained for transplanting. This may include the accessory sale or storage for planting materials, fertilizers, landscape equipment, or similar items used in the maintenance or care of landscape projects in general whether one time or continually, on or off of the nursery property.

The Site Plan Review committee met to discuss the definitions. The consensus of the committee was to present those same definitions to the Planning Commission to discuss at a work session. This would give the Planning Commission an opportunity to review what the Zoning Ordinance currently offers and consider definitions that might broaden the scope of what is currently allowed as a Landscape Nursery.

Attachments

1. CA (Conservation Agriculture) Zoning District
2. Section 4.38 of Zoning Ordinance
3. Section 2.161 (definition) of Zoning Ordinance
4. Landscape nursery definitions

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1	Purpose and Introduction
2	Definitions
3	Zoning Districts
4	Use Standards
5	Site Standards
6	Development Procedures
7	Admin and Enforcement

3.1.1

CA Conservation Agriculture

A. INTENT

The intent of the "CA" Conservation Agricultural District is broad in scope but specific in purpose: to protect vital natural resources (for example, high quality water supplies, flood-prone areas, stable soils, significant stands of vegetative cover, substantial wetlands) and to protect lands best suited to agricultural use from the encroachment of incompatible uses which would cause such land to be taken out of production prematurely, while designating an area appropriate to low density single family residential development that does not alter the general rural character of the District.

The standards in this district are intended to assure that permitted uses peacefully coexist in a low density setting, while preserving the rural-like features and character of certain portions of the Township. Low density residential development is further intended to protect the public health in areas where it is not likely that public water and sewer services will be provided.

It is further the intent of this District to permit a limited range of residentially-related uses, and to prohibit multiple family, office, business, commercial, industrial and other uses that would interfere with the quality of residential life in this district. This District is intended to correspond to the Estate Residential future land use category of the Comprehensive Plan

i User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Agriculture[■] and farming
- ii. **Essential public services, provided there is no building or outdoor storage yard** §4.26
- iii. **Forests, forestry** §5.17
- iv. **Single family detached dwellings**[■] §4.1
- v. Township owned and operated water, sewer and storm drain systems
- vi. **Public park and recreation areas**[■] §4.40
- vii. State licensed residential facilities that provide care for up to six (6) individuals, including child day care and adult foster care[■]
- viii. **Private stables**[■] **when located on a site of not less than five (5) acres** §4.43

C. ACCESSORY USES

- i. **Accessory uses, buildings and structures customarily incidental to any of the above-named permitted uses** §5.14
- ii. **Home occupations**[■] §4.2
- iii. Living quarters for persons employed on the premises and not rented or used for some other purpose
- iv. **Temporary or seasonal roadside stand**[■] §4.41
- v. Seed and feed dealership provided there is no showroom or other commercial activities included
- vi. Land extensive recreation activities

D. SPECIAL LAND USES

- i. **Cemeteries** §4.19
- ii. **Adult care**[■] **and child care facilities**[■] **that provide care for seven (7) to twelve (12) individuals** §4.12
- iii. **Churches and religious institutions**[■] §4.20
- iv. **Nursing or convalescent homes,**[■] **or child caring institution** §4.23
- v. Duplex or two dwelling[■] for farm family only, in conjunction with a farm operation.
- vi. **Essential public service buildings, structures and equipment, excluding storage yards** §4.26
- vii. Forestry clearcut operation which encompasses thirty (30) or more acres over a three (3) year period or ten (10) or more acres during one year.
- viii. **Golf courses**[■] **and country clubs**[■] §4.30
- ix. **Kennels**[■] §4.33
- x. **Sand, gravel or mineral extraction** §4.5
- xi. **Public & private elementary, intermediate or high schools** §4.42
- xii. **Specialized animal raising and care**[■], **when located on at least five (5) acres** §4.10
- xiii. **Public stables**[■] **or riding arenas** §4.43
- xiv. **Radio, telephone and television transmitting and receiving towers**[■] §4.39
- xv. **Landscape nursery**[■], **if located on at least ten (10) acres** §4.38
- xvi. **Veterinary offices/clinics (large animal)**[■] §4.45
- xvii. **Private recreation areas**[■] §4.40
- xviii. **Bed and breakfast facilities**[■] §4.18
- xix. Farm markets, cider mills, and you-pick operations on a farm
- xx. Wildlife refuges
- xxi. Game preserves



E. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[☐]:

Farm dwelling	10 Acres
Single-family detached dwelling	2 Acres

Minimum lot width[☐]:

Farm dwelling	300 ft
Single-family detached dwelling	200 ft

Maximum Lot Coverage[☐]

Farm dwelling	5%
Single-family detached dwelling	15%

Setbacks[☐]

Minimum front yard setback:	50ft
Minimum rear yard setback:	50ft
Minimum side yard setback:	15 ft

Building Height[☐]

Maximum building height:	35 ft or 2.5 stories whichever is less
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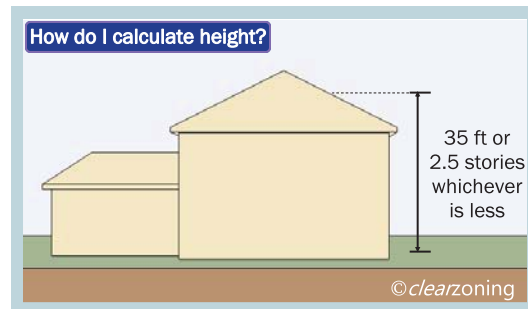
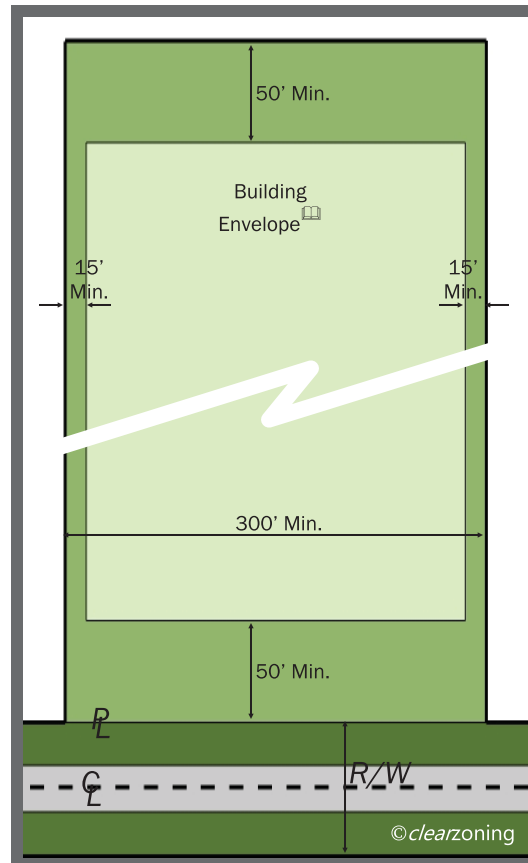
Floor Area[☐]

Minimum floor area per one-family dwelling[☐]:

1 story	1,200 sq ft
1+ stories	960 sq ft (first floor) 1,200 sq ft (total)

NOTES

- For additions to the above requirements, refer to Section 3.24: 1, 2, 5, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 26, 27, 28.
- See *Suggested References* below for applicability



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- **General Exemptions for Essential Services** §3.8

4. Use Standards

- **Farms** §4.27
- **Keeping of Animals** §4.10
- **Rural Open Space Development Option** §4.48
- **Stables and Riding Arenas** §4.43
- **Residential Design Standards** §4.1

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- **Paved Access** §5.22
- **Off-Street Parking Requirements** §5.8
- **Access Management and Driveways** §5.10
- **Landscaping and Screening** §5.11
- **Lighting** §5.13
- **Walls and Fences** §5.20
- **Performance Standards** §5.19
- **Architectural Standards** §5.24
- **Accessory Structures and Uses** §5.14
- **Specific Landscaping Requirements** §5.11.6

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- **Traffic Impact Assessment** §6.5
- **Special Uses** §6.6

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6. Noise. Oil and gas processing plants shall comply with the noise standards set forth in Section 5.19, Performance Standards.
7. Automatic Alarm System. In the event that instruments, sensors, or monitors detect a malfunction of the system, including but not limited to the detection of gas leaks, odors, fire, flare failure, or improper operation of the processing equipment, an alarm system shall be set to automatically operate. The alarm system shall be operated through a bonded alarm company approved by the Township. The alarm company shall be instructed to contact the Township Fire Department dispatcher and plant operating personnel.
8. Site Security. The following security measures shall be maintained on the site:
 - A. Fencing. The site shall be fully enclosed with a eight foot high chain link fence with three strands of barbed wire along the top of the fence.
 - B. Locking of the Facility. All building doors and fence gates shall be kept closed and locked, except when personnel are at the site during the daytime hours.
 - C. Signs. "Poisonous Gas" or other appropriate warning signs shall be placed at fifty (50) foot intervals along the fence surrounding the facility. The warning signs shall have a reflective surface.
 - D. Lighting. The site shall be adequately lighted, and subject to the standards of Section 5.13, Lighting.
 - E. Telephone Monitoring System. In the event of a break-in or other lapse of security, the bonded alarm system shall automatically be put into operation, and operating personnel and local law enforcement officials shall be notified.
9. Preventative Maintenance. The facility shall be maintained in proper operating condition at all times. Manufacturer's recommendations concerning periodic maintenance shall be adhered to.
10. Site Closure. In the event that operation of the facility is terminated for a period exceeding six (6) months, all equipment and surface piping shall be removed and foundations shall be destroyed to a depth of 36 inches below grade. The entire site shall be evenly graded and re-seeded.
11. Other Approvals. The applicant shall submit proof of permits and approvals from all state or

county agencies having jurisdiction, including but not limited to: the Michigan Department of Natural Resources (MDNR) Waste Management Division, Michigan Pollution Control Commission, Livingston County Health Department, Livingston County Road Commission, Livingston County Drain Commission, MDNR Environmental Response Division, and Michigan Department of State Police Fire Marshall Division.

12. Performance Guarantee. Prior to issuance of a building permit, the Township require submission of a performance guarantee, in accordance with Section 6.4.
13. Franchise Agreements for Oil and Gas Lines. The Township Board shall consider all requests for Franchise Agreements, consistent with the provisions of state and federal law.

4.38 OPEN-AIR BUSINESS, COMMERCIAL OUTDOOR DISPLAY, SALES OR STORAGE

The following regulations shall apply to all such uses, whether operated year round or on an intermittent basis, or as a principal or accessory use:

1. Driveway Location. The nearest edge of any driveway serving an open-air business shall be located at least sixty (60) feet from any street or road intersection (as measured from the nearest intersection right-of-way) and at least twenty (20) feet from any side property line.
2. Setbacks. No outdoor storage shall be permitted in any required front, side, or rear setback of buildings for the district in which the commercial outdoor display, sales or storage used is located..
3. Lot Width. The minimum lot width for open-air businesses shall be one hundred and fifty (150) feet.
4. Loading and Parking. All loading, truck maneuvering and parking areas for open-air businesses shall be confined within the boundaries of the site, and shall not be permitted to spill over onto adjacent roads.
5. Storage. Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials. Storage areas shall consist of a permanent, durable and dustless surface (gravel) and shall be graded and drained to dispose stormwater without a negative impact on adjacent property.

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- 6. Sales and Display. All outdoor sales and display areas shall have an approved paved or aggregate surface and a stormwater drainage system.
- 7. Screening. All outdoor sales, display or storage area property lines adjacent to a residential district shall be screened in accordance with Sections 5.11 and 5.20.
- 8. Outdoor Display of Vehicles. Please see Section 4.15 – Automobile or Vehicle Dealers. .
- 9. Plant Material Nursery. Nurseries which deal with plant materials shall comply with the following:
 - A. Plant storage and display areas shall comply with the minimum setback requirements for the district in which the nursery is located.
 - B. The storage of soil, fertilizer, and similar loosely packaged materials shall be contained and covered to prevent it from blowing onto adjacent properties.
- 10. Flea Markets. Flea markets shall not be permitted as a year round use.
- 11. Broadcasting Devices Prohibited. Devices for the transmission or broadcasting of audible voice or music sounds, such as a public address system, bells or tone devices, shall be prohibited outside of any building.

4.39 RADIO, TELEVISION AND OTHER COMMUNICATIONS TOWERS

The following regulations shall apply to commercial and public radio and television towers, microwave towers, and other communication antennae/ towers:

- 1. Setbacks. Any such tower shall be set back from all property lines a minimum distance of fifty (50) feet greater than the height of the tower except in the case that the Planning Commission determines that a lesser setback is needed. The Planning Commission’s determination shall be based upon engineering evidence provided by the applicant that the tower is self-collapsing. All guide wires, supports and anchors must adhere to district setback requirements.
- 2. Fencing. An open weave, eight (8) foot high chain link fence shall be constructed around the entire perimeter, in accordance with Section 5.20.
- 3. State and Federal Regulations. Radio, television, and other types of communication towers shall be constructed, maintained, and

operated in conformance with applicable state and federal laws..

- 4. Landscaping. The base of such towers shall be landscaped for screening in accordance with Section 5.11.

4.40 RECREATION FACILITIES

- 1. Campgrounds. Campgrounds for travel trailers, tents, tent-campers, and motor homes, shall comply with the following requirements:
 - A. Setbacks. Buildings, structures, and areas designated for camping shall be located a minimum of one hundred (100) feet from all property lines. The storage of vehicles not set up for occupancy shall be located a minimum of two hundred (200) feet from all property lines, and shall be screened in accordance with Section 5.11, Landscaping and Screening.
 - B. Minimum Campsite Size. Each campsite shall be at least two thousand (2,000) square feet in size for campsites designed to serve motor homes, trailers, etc. Campsites designed for tent camping shall be at least six hundred (600) square feet in size.
 - C. Utilities. Each campsite shall either be provided with individual electric and water hookups approved by the Livingston County Health Department, or shall have convenient access to approved service buildings. Sewer hook-ups are optional.
 - D. Minimum Parcel Size. A campground shall have a minimum of twenty (20) acres.
 - E. Temporary Residency. Campgrounds shall be for seasonal recreation use only. This provision shall not apply to the manager or caretaker.
 - F. Accessory Use. Accessory uses shall include but not be limited to rental cabins and trailers, swimming docks, and game rooms.
- 2. Commercial Outdoor Recreation Facilities. Outdoor recreation facilities, such as, but not limited to recreational fields, rinks or courts, including football, softball, soccer, tennis basketball, ice skating, and similar activities, swimming pools open to the general public or operated by a private non-profit organization, archery and shooting ranges, commercial riding stables, animal racing, music concert pavilions and band shells, amusement parks and uses accessory to the above uses, such as



157. **NOISE:** Any sound which annoys or disturbs humans or which causes or tends to cause an adverse psychological or physiological effect on humans. The terms used in this section shall have the meaning ascribed to them as follows. Terms used in this Ordinance but not defined below shall have the meaning ascribed to them by the American National Standards Institute (ANSI) or its successor body.

- A. **A-Weighted Sound Level:** The sound pressure level in decibels as measured on a sound level meter using the A-weighting network. The level so read may be designated dB(A).
- B. **Day-Night Average Sound Level:** The 24-hour energy average of the A-weighted sound pressure level, with the levels during the period of 10:00 pm to 7:00 am the following day increased by 10 dB(A) before averaging.
- C. **Emergency:** Any occurrence or set of circumstances involving actual or imminent physical trauma or property damage which demands immediate attention.
- D. **Impulsive Sound:** Sound of short duration, usually less than one second, with an abrupt onset and rapid decay. Examples of sources of impulsive sound include explosions, impact, machines such as presses engaged in punching and forming, and discharge of firearms.
- E. **Noise Disturbance:** Any sound which (a) endangers or injures the safety or health of humans or animals, or (b) annoys or disturbs a reasonable person of normal sensitivities, or (c) endangers or injures personal or real property. For the purposes of this ordinance, a Noise Disturbance shall be further defined as any sound which exceeds the limits set forth in Table A, following, or other standards set forth in this section.
- F. **Noise Sensitive Zone:** An area which contains noise sensitive activities such as but not limited to, operations of school libraries, churches, hospitals, and nursing or convalescent homes.
- G. **Pure Tone:** Any sound which can be distinctly heard as a single pitch or a set of single pitches.

H. **Sound:** An oscillation in pressure, particle displacement, particle velocity or other physical parameter, in a medium with internal forces that causes compression and rarefaction of that medium.

I. **Sound Level:** The weighted sound pressure level obtained by the use of a sound level meter and frequency weighing network (for the purposes of this ordinance an A-weighted network), as specified by the American National Standards Institute.

J. **Vibration:** An oscillatory motion of solid bodies of deterministic or random nature described by displacement, velocity, or acceleration with respect to a given reference point.

158. **NONCONFORMING BUILDING:** A building or portion thereof that does not meet the limitations on building size, location on a lot, or other regulations for the district in which such building is located.

159. **NONCONFORMING LOT:** A lot existing at the effective date of this Ordinance, or amendments thereto, that does not meet the minimum area, size, frontage, or dimensional requirements of the district in which the lot is located.

160. **NONCONFORMING USE:** A use which was lawfully in existence at the effective date of this Ordinance, or amendment thereto, and which does not now conform to the use regulations of this Ordinance for the zoning district in which it is now located.

161. **NURSERY, PLANT MATERIAL:** A space, building, structure or combination thereof utilized for the storage of live trees, shrubs or plants offered for retail sale on the premises. Products incidental to gardening and landscaping such as, fertilizers, garden tools may also be offered for retail sale.

162. **NURSING OR CONVALESCENT HOME:** A facility with sleeping rooms, designed for older persons who need a wide range of health and support services, including personal nursing care and where such people are lodged and furnished with meals and nursing care for hire. Services provided are authorized and licensed by state and/or county authorities.

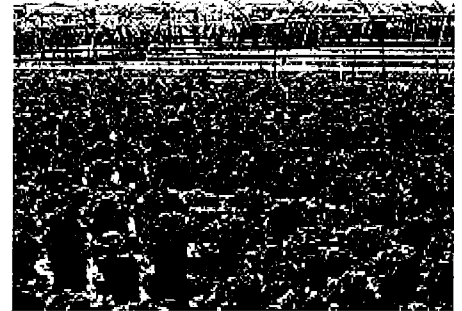
163. **OCCUPANCY, CHANGE OF:** The term "change of occupancy" shall mean discontinuance of an existing use and the substitution of a use of a different kind or class, or, the expansion of a use.





Plant nursery

A **nursery** is a place where plants are propagated and grown to a desired size. In a word, a nursery is a centre of seedling production where seedlings are produced and taken care of until transplantation in the main field. Mostly the plants concerned are for gardening, forestry, or conservation biology, rather than agriculture. They include retail nurseries, which sell to the general public; wholesale nurseries, which sell only to businesses such as other nurseries and commercial gardeners; and private nurseries, which supply the needs of institutions or private estates. Some will also work in plant breeding.



Plants in a nursery

A "**nurseryman**" is a person who owns or works in a nursery.^[1]

Some nurseries specialize in certain areas, which may include: propagation and the selling of small or bare root plants to other nurseries; growing out plant materials to a saleable size, or retail sales.^[2] Nurseries may also specialize in one type of plant, e.g., groundcovers, shade plants, or rock garden plants. Some produce bulk stock, whether seedlings or grafted trees, of particular varieties for purposes such as fruit trees for orchards or timber trees for forestry. Some producers produce stock seasonally, ready in the spring for export to colder regions where propagation could have been started earlier or to regions where seasonal pests prevent profitable growing early in the season.

Nurseries

There are a number of different types of nurseries, broadly grouped as wholesale or retail nurseries, with some overlap depending on the specific operation. Wholesale nurseries produce plants in large quantities which are sold to retail nurseries,^[3] landscapers, garden centers, and other retail outlets which then sell to the public.^[4]

Wholesale nurseries may be small operations that produce a specific type of plant using a small area of land, or very larger operations covering many acres. They propagate plant material or buy plants from other nurseries, including rooted or unrooted cuttings, small rooted plants called plugs, or field grown bare root plants, which are planted and grown to a desired size. Some wholesale nurseries produce plants on contract for others which place an order for a specific number and size of plant, while others produce a wide range of plants that are offered for sale to other nurseries and landscapers and sold as first come first served.

Retail nurseries sell plants ready to be placed in the landscape or used in homes and businesses.

History

(/)

Plant Nursery definition

Share Cite

Plant Nursery means the use of land (/dictionary/use-of-land), buildings or structures, or portions thereof, where Trees, shrubs or other plants (/clause/other-plants) are grown for the purpose of (/dictionary/for-the-purpose-of) retail or wholesale trade (/dictionary/wholesale-trade). A Plant Nursery may include the accessory sale of (/clause/sale-of) soil, planting materials, fertilizers, garden equipment, ornaments and similar material.

- Sample 1 (<https://www.cityofkingston.ca/documents/10180/16904/Tree+Bylaw>)
- Sample 2 (<https://www.cityofkingston.ca/cok/bylaws/2018/doc/doc1468936.PDF>)
- Sample 3 (https://www.cityofkingston.ca/documents/10180/22990022/COU_A0218-PLN06.pdf) 6

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Plant Nursery means where the principle business of the employer (/dictionary/business-of-the-employer) includes the preparation of (/clause/preparation-of) growing media for the growing of plant material (/clause/plant-material), the growing of plant material, presentation of plant material for sale (/dictionary/for-sale), selling of plant material (which may include the selling (/dictionary/the-selling) of garden and or household accessories).

- Sample 1 (https://www.tic.tas.gov.au/_data/assets/pdf_file/0019/44731/T11548_etc_Order_1_2004_consolidated.pdf)
- Sample 2 (http://www.tic.tas.gov.au/_data/assets/pdf_file/0018/126432/T13471_Order_1_2009_P168.pdf)
- Sample 3 (https://www.tic.tas.gov.au/_data/assets/pdf_file/0003/83262/T12940_order_1_2007_con.pdf) 4

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Plant Nursery means an area where plants (as trees, vines, shrubs, or herbs) are grown, kept or maintained for transplanting, for use as stocks for budding and grafts, or for sale (/dictionary/for-sale). (Ord. 1971 § 2, 2005)

- Sample 1 (https://www.coronado.ca.us/UserFiles/Servers/Server_746006/File/government/departments/comm%20dev/RSIP-3%20Municipal%20Code%20Amendments%20)
- Sample 2 (<https://www.coronado.ca.us/DocumentCenter/View/1106/City-Council-Approved-RSIP-3-Municipal-Code-Amendments---September-20-2016-PDF?bidId=>)
- Sample 3 (https://www.coronado.ca.us/UserFiles/Servers/Server_746006/File/government/departments/comm%20dev/zoning/City%20Council%20Approved%20RSIP-3%20)

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Examples of Plant Nursery in a sentence

We use cookies on our site to analyze traffic, enhance your experience, and provide you with tailored content. Department of Health & Hart's **Plant Nursery** policy. Case No. 1D19-1780 - At issue is a Final Order of the Florida Department of Health enforcing a Joint Settlement Agreement between the Department of Health and Hart's **Plant Nursery, Inc.**

On July 1, 2011, the Redevelopment Agency entered into a one year license agreement with East Bay Wilds (**Plant Nursery**) for approximately \$600 per month.

nursery



saplings

nursery, place where plants are grown for transplanting, for use as stock for budding and grafting, or for sale.

Commercial nurseries produce and distribute woody and herbaceous plants, including ornamental trees, shrubs, and bulb crops. While most nursery-grown plants are ornamental, the nursery business also includes fruit plants and certain perennial vegetables used in home

gardens (e.g., asparagus, rhubarb). Some nurseries are kept for the propagation of native plants for ecological restoration. Greenhouses may be used for tender plants or to keep production going year round, but nurseries most commonly consist of shaded or exposed areas outside. Plants are commonly cultivated from seed or from cuttings and are often grown in pots or other temporary containers. *See also* floriculture.

The Editors of Encyclopaedia Britannica This article was most recently revised and updated by Melissa Petruzzello.

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Access Date: November 07, 2023

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director
Subject: Discussion of Pharmacies in GC (General Commercial)
Date: December 7, 2023

Recommended Action

Move to Initiate Zoning Amendment to permit Pharmacy as Principal Permitted Use in the GC (General Commercial) Zoning District.

Discussion

The Planning Department recently received a request to establish a pharmacy within an existing multi-tenant building. The property is currently zoned GC (General Commercial), and a pharmacy is not listed as a Principal Permitted use or Special Land Use in the GC zoning district. The OS (Office Service) zoning district permits pharmacies and apothecary shops as a Principal Permitted use, that are under 2,000 square feet.

There are several pharmacies currently operating in the Township and two (2) that have closed (Walgreen's and Walmart). Each pharmacy is located on property that is zoned PD (Planned Development) and were permitted as part of each PD. However, there are currently no pharmacies in operation within the GC zoning district.

The Ordinance Review Committee has discussed this matter and has recommended approving a zoning amendment to permit pharmacies as a Principal Permitted use in GC zoning district. Should the Planning Commission want to proceed in this direction, the Planning Commission will need to initiate the zoning amendment. The topic is brought to the work session for consideration of the Planning Commission.

Consideration should also be given to adding Pharmacy as a Principal Permitted Use in the LC (Limited Commercial) and NSC (Neighborhood Service Commercial) Districts, as well. The OS (Office Service) zoning district limits the size of the Pharmacy to 2,000 square feet, so something similar could be required in the LC and NSC districts.

Attachments:

1. GC (General Commercial) District
2. OS (Office Service) District
3. LC (Limited Commercial) District
4. NSC (Neighborhood Service Commercial) District

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2023 Planning Commission Activity\Zoning Amendments\Pharmacy in GC\Staff reports\Pharm staff report PC 12.07.2023.docx

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A. INTENT

The “GC” General Commercial District is established to accommodate those retail businesses and services which are intended to serve the requirements of the Hartland community. The large size and variety of permitted commercial uses typically generates significant volumes of vehicular traffic. Uses in the “GC” District typically require a relatively large area devoted to off-street parking and loading, and tend to create problems of congestion. It is intended to direct all intensive commercial development to those areas designated as such on the Hartland Township Comprehensive Plan.

? User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Retail stores, wholesale clubs, or retail centers up to sixty thousand (60,000) square feet in gross floor area
- ii. Professional and medical offices or clinics
- iii. **Financial institutions with drive-through service** §4.57
- iv. Personal service establishments
- v. Food and beverage service establishments, excluding drive-in or drive-through service, live entertainment or dancing
- vi. **Outdoor seating and dining areas** §4.47
- vii. Business service establishments
- viii. **Adult day care facilities,[□] and child care centers,[□] preschool and day care centers** §4.12
- ix. Public buildings, post offices, libraries, libraries, community centers but not including warehouses, garages, or storage areas
- x. Public or private parks and open space
- xi. Business and private schools operated for a profit completely within an enclosed building
- xii. **Churches and religious institutions[□]** §4.20
- xiii. Essential public services, provided there is no building or outdoor storage yard
- xiv. Banquet halls, assembly halls, private clubs[□], lodge halls or similar places of assembly.
- xv. **Funeral homes and mortuary establishments** §4.29
- xvi. Theaters and concert halls
- xvii. Newspaper offices and accessory printing/distribution.
- xviii. Personal fitness centers[□]
- xix. **Veterinary offices, small animal[□]** §4.45

C. ACCESSORY USES

- i. **Accessory buildings, uses and activities customarily incidental to any of the above-named principal permitted uses** §5.14

D. SPECIAL LAND USES

- i. **Automobile service stations** §4.16
- ii. **Automobile sales** §4.15
- iii. **Automobile wash, when within a completely enclosed building** §4.17
- iv. Billiard halls
- v. **Open air business uses** §4.38
- vi. **Drive-in establishments for the retail delivery of products to customers in automobiles where the type of drive-in establishment is not otherwise specifically included in this Ordinance** §4.24
- vii. **Essential service facilities and related accessory storage yards, including telephone exchange buildings and public utility offices** §4.26
- viii. Garden centers, nurseries and greenhouses.
- ix. Leasing of recreational, landscaping, or moving equipment
- x. **Large institutional uses[□]** §4.53
- xi. **Motels[□] and hotels** §4.36
- xii. **Outdoor and indoor commercial recreation** §4.40
- xiii. **Radio and television towers[□]** §4.39
- xiv. Restaurant[□], bar, or brew-pubs, including with live entertainment or dancing. **With drive-in or drive-through service** §4.28
- xv. **Shopping centers and other stores of over sixty thousand (60,000) square feet in gross floor area** §4.46
- xvi. Restaurant[□], bar, or brew-pubs including with live entertainment or dancing. With drive-in or drive-through service.
- xvii. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or Special Use in this district, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.
- xviii. **Automobile fueling and convenience station[□]** §4.58
- xix. **Automobile repair - minor[□]** §4.60



3.1.11

OS Office Service

A. INTENT

The intent of the “OS” Office Service District is to provide areas in the Township and an environment appropriate for various types of administrative and professional offices, as well as certain professional services which can serve as a transitional use between more intense land uses (such as commercial uses) and less intensive residential uses. This district is intended to prohibit those types of retail uses and other activities that typically generate large volumes of traffic, traffic congestion, parking problems, and other impacts that could negatively affect the use of enjoyment of surrounding property.

? User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Professional and executive offices
- ii. Business and private schools operated for a profit completely within an enclosed building
- iii. Financial institutions without drive-through service
- iv. Medical or dental offices and clinics
- v. **Churches and religious institutions** §4.20
- vi. Essential public services, provided there is no building or outdoor storage yard
- vii. Veterinary offices[□] and clinics with no outdoor facilities or kennels[□]
- viii. Pharmacies and apothecary shops that are under 2,000 square feet.

D. SPECIAL LAND USES

- i. **Funeral homes, mortuaries, and crematoriums** §4.29
- ii. **Adult day care facilities[□] and child care centers[□]** §4.12
- iii. Personal fitness centers[□]
- iv. **Financial institutions with drive-through service** §4.57
- v. Use of the same nature or class as uses listed in this district as either a permitted Principal Use or a Special Use, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission

C. ACCESSORY USES

- i. **Accessory buildings, uses and activities customarily incidental to any of the above-named principal permitted uses** §5.14
- ii. Retail sales of goods or wares are permitted as long as they are clearly incidental to the permitted principal use.



LC Limited Commercial

3.1.12

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A. INTENT

The intent of the “LC” Limited Commercial District is to provide for meaningful and realistic commercial utilization of appropriate portions of the settlements of Hartland and Parshallville while preserving the small town architectural character, mixture of uses, compact layout and historical nature of each community. In order to carry out this purpose only those uses and styles of architecture and landscaping existing, typical and amenable to the era during which these two settlements were developing shall be permitted in this district. More specifically, the Limited Commercial District is intended to achieve the following objectives:

- Implement the Village Commercial future land use category recommendations of the Comprehensive Plan.
- Encourage development which is consistent with the density and design of existing traditional settlement development.
- Provide a land use transition between the settlement areas and the more rural areas of the township.
- Establish a complimentary and integrated mixture of employment, shopping, entertainment and civic uses which create walkable communities with less reliance on automobile travel.
- Create district community centers and focal points in the township.
- Help ensure a consistent architectural theme without restricting innovative design.
- Integrate public gathering places.
- Promote long term viability in the established settlement areas.
- Enable development and redevelopment to occur in a manner that will be compatible with the existing and new settlement environments.

? **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Single family dwellings[■]
- ii. Retail stores containing less than 2,000 square feet of gross floor area, including:
 - a. Food and beverage stores
 - b. Food and beverage service establishments
 - c. Personal service establishments
 - d. Banking and financial institutions without drive-through service
 - e. Repair shops for bicycles, appliances, shoes, jewelry, small motors, and other such items but not motor vehicles
 - f. Music/dance studios and technical or vocational training facilities
- iii. Professional offices containing less than 3,000 square feet of gross floor area
- iv. Public buildings, post offices, libraries, libraries, community centers but not including warehouses, garages, or storage areas
- v. **Essential public service buildings, excluding storage yard** §4.26
- vi. **Outdoor seating and dining areas** §4.47

C. ACCESSORY USES

- i. **Accessory buildings, uses and activities customarily incidental to any of the above-named principal permitted uses** §5.14

D. SPECIAL LAND USES

- i. Two family dwellings[■]
- ii. Apartments
- iii. **Bed and breakfast facilities**[■] §4.18
- iv. Any principal permitted non-residential uses, except office-type uses, containing between two thousand (2,000) and three thousand (3,000) square feet of gross floor area
- v. **Outdoor retail sales or display, when accessory to a permitted use** §4.38
- vi. Any principal permitted professional offices containing between three thousand (3,000) and five thousand (5,000) square feet of gross floor area
- vii. **Adult day care facilities**[■] **and child care centers**[■] §4.12
- viii. Private clubs[■] and fraternal halls
- ix. **Churches and religious institutions**[■] §4.20
- x. **Public & private elementary, intermediate or high schools** §4.42
- xi. **Automobile repair - minor (provided all work is conducted indoors)** §4.60
- xii. Personal fitness centers[■]
- xiii. Uses of the same nature or class as uses listed in this district as either a permitted Principal Use or a Special Use, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.



3.1.13 NSC Neighborhood Service Commercial

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A. INTENT

The Neighborhood Service Commercial District is established to accommodate retail business and services to meet the day-to-day convenience shopping and service needs primarily for nearby residential neighborhoods. These districts are located to concentrate such uses as recommended in the Township Master Plan. The purpose of these carefully located districts is to prevent excessive commercial strip developments which may deteriorate traffic operations and safety, create unattractive roadway corridors and eventually lead to blight.

? **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Retail stores with goods marketed to the surrounding neighborhood with a maximum building size of 4,000 square feet
- ii. Professional and medical offices or clinics
- iii. **Financial institutions with drive-through service** §4.57
- iv. Personal service establishments
- v. **Food and beverage service establishments, with a maximum occupancy of fifty (50) persons and excluding drive-thru or drive-in service establishments and those serving alcohol** §3.26
- vi. Business service establishments
- vii. **Adult day care facilities,[■] and child care centers,[■] preschool and day care centers** §4.12
- viii. Public buildings, post offices, libraries, libraries, community centers but not including warehouses, garages, or storage areas
- ix. Public or private parks and open space
- x. **Essential public services, provided there is no building or outdoor storage yard** §4.26.2
- xi. **Outdoor seating and dining areas** §4.47

D. SPECIAL LAND USES

- i. Automobile parts sales, provided no automobile shall be worked on or stored on the premises
- ii. Personal fitness centers[■], aerobic studios, tanning salons
- iii. Coin-operated self-serve carwash establishments
- iv. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or a Special Use, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission

C. ACCESSORY USES

- i. **Accessory buildings, uses and activities customarily incidental to any of the above-named principal permitted uses** §5.14

