

CHARTER TOWNSHIP OF CLAYTON
GENESEE COUNTY, MICHIGAN

ORDINANCE NO. 2013-457

ORDINANCE AMENDING LOCAL COMMERCIAL DISTRICT (LC)

AN ORDINANCE AMENDING SECTION 152.112, LOCAL COMMERCIAL DISTRICT (LC), OF CHAPTER 152 TITLE XV OF THE CODE ORDINANCES FOR THE CHARTER TOWNSHIP OF CLAYTON

THE CHARTER TOWNSHIP OF CLAYTON ORDAINS:

As used in this Ordinance, Title XV, Chapter 152, Section 152.112 Local Commercial District (LC), of the Code of Ordinances of the Charter Township of Clayton shall be amended to provide as follows:

SECTION 1

152.112 LOCAL COMMERCIAL DISTRICT (LC)

(A) *Purpose.* The LC, Local Commercial District, as herein established, is designed to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas and to encourage the planned concentration of such activities in locations where analysis of the residential population within a radius of generally one mile demonstrates a need for such a facility.

The following regulations shall apply in all LC districts. Buildings, structures or premises, except as otherwise provided in this section, shall not be erected, altered or used except for one or more of the specified uses. Site plan review, as defined in Sections 152.131 through 152.136, shall be required for all uses in the LC District.

(B) *Principal Uses Permitted.* No building or structure, or part thereof shall be erected, altered or used, and no land shall be used except for one or more of the following:

1. Any use permitted in the Office District (O).
2. Generally recognized retail businesses which supply commodities on the premises, such as, but not limited to: groceries, meats, dairy products, baked goods or other foods, pharmaceutical, dry goods, clothing and notions or hardware.
3. Any service establishment of an office, showroom or workshop nature such as electrician, decorator, dressmaker, tailor, baker, painter, upholsterer or an establishment doing radio or home appliance repair, photographic reproduction, and similar service establishments that require a retail adjunct.

4. Standard restaurants.
5. Laundry or cleaning agency or pick-up store.
6. Mortuary or funeral parlors.
7. Private schools, music conservatory
8. Antique shop, selling or offering for sale articles predominantly over 25 years old, entirely within a completely enclosed building.

(C) *Permitted Accessory Uses.* Buildings, structures, and uses customarily accessory to any permitted principal uses shall be permitted as approved during site plan review, in accordance with this section.

(D) *Principal Uses Permitted Subject to Special Conditions.* The following Special Condition Uses shall be permitted subject to review and approval by the Planning Commission and Township Board, and further subject to any and all reasonable conditions which may be imposed in accordance Sections 152.130 Site Development, 152.131 through 152.136 Site Plan Review, and 152.150 through 152.153 Special Condition Uses.

1. All special condition uses in the Office District (O).
2. Ice delivery station and ice storage of not over 5 ton capacity.
3. Hospitals.
4. Convalescent homes.
5. Private clubs, fraternal organizations, and lodge halls.
6. Veterinary clinics, including indoor boarding facilities only.
7. Dancing studios.
8. Temporary outdoor sales. Grand openings, tent sales, special sales or special events may be permitted and shall be subject to the following conditions and considerations:
 - a. The use shall be temporary. A permit for the temporary sales may be granted for a period not to exceed 14 days. A permit shall not be issued more than two (2) times per year for any one (1) business.
 - b. All merchandise offered for sale shall be a product(s) normally offered or sold by the principal business or occupant of the subject business.

9. Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies, provided such is enclosed within a building or screened an obscuring wall or fence on those sides abutting all Residential Districts, and on any yard abutting a public thoroughfare.
10. Automobile Service Station.
11. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or a Special Land Use as determined by the Planning Commission.

(E) *General Regulations:*

1. Merchandise may be displayed or stored up to the minimum front and side setback lines but not on public property.
2. Warehouse or indoor storage of goods and materials, beyond that normally incident to the above permitted uses, shall be prohibited.

(F) *Additional Standards and Regulations:* The following list of references includes additional standards and regulations applicable to any proposed use in this district:

1. Section 152.100 Schedule of Regulations
2. Section 152.031 Performance Standards
3. Section 152.065 and 152.067 Off-Street Parking and Loading
4. Section 152.075 and 152.076 Fences and Walls
5. Section 152.077 Screening of Trash Storage Areas
6. Section 152.078 Landscaping
7. Section 152.085 Signs

SECTION 2

All other provisions of Chapter 152 inconsistent with the provision of this Ordinance are hereby repealed. All other provisions of Chapter 152 shall be and are hereby ratified.

SECTION 3

This Ordinance shall be published in a newspaper of general circulation within the Township of Clayton, Genesee County Michigan, and shall become effective seven (7) days following publication.

SECTION 4

A copy of this Ordinance may be inspected at the Township Clerk's Office at the Clayton Township Hall, 2011 S. Morrish Rd., Swartz Creek, MI 48473, during regular business hours.

We hereby certify that the foregoing Ordinance was adopted on Second Reading by the Charter Township of Clayton Board of Trustees on 02.13.14.

Public Hearing: 12.17.13

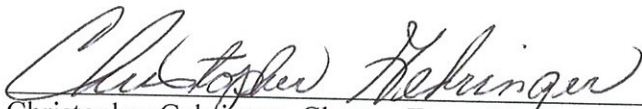
First Reading Approved: 01.09.14

Second Reading Approved: 02.13.14

Adopted: 02.13.14

Published: _____

CHARTER TOWNSHIP OF CLAYTON:


Christopher Gehring, Clayton Township Supervisor

Feb 14, 2014
Date


Dennis Milem, Clayton Township Clerk

02.14.14
Date