

9.0 COMMERCIAL DISTRICTS

9.1 VILLAGE CENTER DISTRICT

9.11 PURPOSE

The Village Center District is intended to retain and enhance the character of the area in the vicinity of the intersection of M-47 (Midland Road) and Washington (also known as Freeland) Road with a pedestrian oriented environment. This district permits a variety of commercial, administrative, financial, civic, cultural, residential, entertainment and recreational activities, located primarily in multiple story buildings. Many people entering the district will come by automobile and typically will park once to carry out several errands.

9.12 PERMITTED USES

The following uses of buildings and premises, individually or in combination, shall be permitted in the VC Village Center District. Principal uses are permitted subject to an approved Site Plan.

- A. Retail businesses. Retail business excluded are those which tend to detract from or interfere with pedestrian shopping activity, such as open air automobile sales facilities, for example.
- B. Any personal service establishment such as barber and beauty shops, shoe repair shops, tailors, photographers and similar service establishments.
- C. Dry cleaners and laundries.
- D. Any office use or establishment, including but not limited to, general and professional offices, medical and dental offices, banks and financial institutions, automatic teller machines, real estate offices, travel agencies, and offices of civic organization or associations.
- E. Restaurants and similar establishments, including such establishments that may offer outdoor dining areas and walk-up service windows. (Amended 4/23/02)
- F. Taverns
- G. Motels, hotels.
- H. Apartments.
- I. Theaters, public assembly halls, concert halls, meeting rooms and clubs.
- J. Public and semi-public uses including government and public utility offices, libraries, museums, religious, social and educational institutions and art galleries. (Amended 4/23/02)
- K. Business or instructional schools, such as accounting, typing, clerical, music, voice, or dance schools.
- L. Funeral parlors.
- M. A combination of other permitted uses, i.e., commercial and residential uses combined in one structure.
- N. Bed and Breakfasts
- O. Accessory uses and uses customarily associated with the above permitted uses.

P. Public Service Installations.

9.13 USES ALLOWED BY SPECIAL PERMIT

The following special land uses are permitted in the VC Village Center District:

- A. Recreational uses and facilities which do not serve alcoholic beverages, including but not limited to, video game arcades, billiard or pool parlors and health clubs.
- B. Wireless communication facilities.
- C. Auto service centers, including oil change shops.
- D. Uses with drive-in facilities.
- E. Planned Unit Development.
- F. Day Care and child care.
- G. Human care institutions. (Amended 4/23/02)
- H. Senior housing.
- I. State Licensed Residential facilities.
- J. Other Outdoor Uses/Seasonal/temporary Businesses (By Administrative Permit)
(amended 6/25/08)

9.14 APPEARANCE STANDARDS

The following standards are intended to apply design principles to commercial buildings in the VC Village Center District. These standards are established to emphasize the importance of the design of the building site, including structures, plantings, signs, street hardware and other objects observed by the public. These standards are to be applied to new construction as well as additions or modifications to existing buildings which exceed fifty (50%) percent of the floor area or fifty (50%) percent of the exterior wall surface area of the existing building, whichever is less. Site plans shall indicate factors necessary to evaluate appearance. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.

A. FACTORS FOR EVALUATION

The following factors and characteristics which affect the appearance of a development will govern the evaluation of a design submission:

- 1. Conformance to ordinances and the appearance standards.
- 2. Logic of design.
- 3. Exterior space utilization.
- 4. Architectural character.
- 5. Attractiveness.
- 6. Material selection.
- 7. Compatibility in design with the balance of development in this district.
- 8. Circulation - vehicular and pedestrian.
- 9. Maintenance aspects.

B. RELATIONSHIP OF BUILDING TO SITE

1. The site shall be planned to accomplish a desirable transition with the streetscape and to provide for adequate planting, and safe pedestrian movement.
2. Without restricting the permissible limits of the VC Zoning District, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
3. Newly installed utility services, and service revisions necessary due to exterior alterations shall be underground.

C. RELATIONSHIP OF BUILDINGS AND SITE TO ADJOINING AREA

1. The proposed building shall be generally compatible with the architectural style of adjoining buildings. Adjacent buildings of widely differing architectural styles shall be made compatible by such means as screens, sight breaks and materials.
2. Attractive landscape design transition to adjoining properties shall be provided.
3. Harmony in texture, lines, and masses is required. Monotony shall be avoided.

D. BUILDING DESIGN

1. While architectural style is not restricted, new or redevelopment in the VC District, must have an exterior surface of brick, natural or synthetic stucco, natural or synthetic stone, decorative block, vinyl, wood, EPIS, cultured stone or similar material or any combination of these materials. (Amended 5/13/03)
2. Buildings shall be similar in scale and overall compatibility with the design of permanent neighborhood development.
3. Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally compatible in design used for all building walls and other exterior building components wholly or partly visible from public ways. Materials shall be of durable quality.
4. Building components, such as windows, doors, eaves, and parapets, shall have good proportions and relationships to one another.
5. Colors shall be harmonious and shall use only compatible accents.
6. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.
7. Exterior lighting may be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design.
8. Refuse and waste removal areas, service yards, storage yards, and exterior work shall be screened from view from public ways using materials compatible with the principle building design.

E. SIGNS :

1. Every sign shall have good scale and proportion in its design and in its visual relationship to buildings and surroundings.
2. Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.

F. MISCELLANEOUS STRUCTURES AND STREET HARDWARE

Miscellaneous structures and street hardware shall be designed to be a part of the architectural concept of design and landscape.

G. MAINTENANCE - PLANNING AND DESIGN FACTORS

Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage, and abuse.

9.2 GB GENERAL BUSINESS DISTRICT

9.21 PURPOSE

The General Business District is intended to permit retail business and services that are oriented to automobile traffic. This district encourages commercial uses that require larger off-street parking facilities and complement pedestrian-oriented businesses in the VC District.

9.22 PERMITTED USES

- A. Uses allowed in the VC district.
- B. Food services including the following:
 1. Supermarket/grocery stores.
 2. Wholesale food distributors.
- C. Personal services, including the following: Veterinary offices, including retail sales of pet supplies and minor surgery/sterilization of small animals.
- D. Recreation/amusement businesses, including the following:
 1. Bowling alleys.
 2. Movie Theaters.
 3. Arcades.
 4. Other Indoor amusement.
- E. Automobile Service Station, Automobile or Vehicle repair
- F. Day Care and Child Care facilities.
- G. Wholesale businesses.
- H. Accessory buildings and uses customarily incidental to the above permitted uses.

9.23 USES ALLOWED BY SPECIAL PERMIT

- A. Wireless communication facilities.
- B. Golf driving range, miniature golf
- C. Archery/pistol ranges
- D. Automobile car washes.
- E. Ministorage and self storage facilities.
- F. New and used car/truck dealerships.
- G. Farm implement sales and service
- H. Recreation vehicle sales and service
- I. Lumber yards/home improvement yards
- J. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, but not including storage yards.
- K. Other Outdoor Uses/Seasonal/Temporary businesses (by Administrative Permit) (amended 6/25/08)
- L. Planned Unit Development.
- M. Institutions of human care. (Amended 5/13/03)
- N. Substance abuse rehabilitation center (Amended 5/13/03)
- O. Outdoor Wood Fired Heaters

9.3 REGIONAL BUSINESS DISTRICT

9.31 PURPOSE

The RB District is intended primarily for those activities and services oriented to a wider region of users than the GB district. (Amended 7/9/02)

9.32 PERMITTED USES

The following uses are permitted in the RB District:

- A. Uses permitted in the GB district.
- B. Warehousing and processing facilities for air and ground package delivery.
- C. Automobile and truck rental terminals/offices.
- D. Uses related to research and production of technical equipment.
- E. Nurseries for Plants and Flowers
- F. Parks/Recreational Facilities
- G. Manufactured Home Sales
- H. Miniature storage and self storage facilities
- I. Golf driving range, miniature golf
- J. Archery/pistol ranges
- K. Farm implement sales and service.
- L. Recreation vehicle sales and service.
- M. Lumber yards/home improvement yards
- N. Contractors, landscaping.

ARTICLE 9 - COMMERCIAL DISTRICT REQUIREMENTS _____ 9.00

- O. Towing operations (amended 6/25/08)
- P. Body shops(amended 6/25/08)

9.33 USES ALLOWED BY SPECIAL PERMIT

- A. Wireless communication facilities
- B. Recreational Vehicle Parking
- C. Outdoor Uses
- D. Planned Unit Development
- E. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, but not including storage yards.
- F. Institutions for Human Care (Amended 5/13/03)
- G. Other Outdoor/Seasonal/Temporary businesses (by administrative permit) (amended 6/25/08)
- H. Outdoor Wood Fired Heaters

9.34 GENERAL PROVISIONS FOR ALL COMMERCIAL DISTRICTS

- A. OPEN STORAGE. In all commercial districts, the open storage of any licensed equipment, vehicles and all materials, including containers and dumpsters, shall be screened from public view, from a street and from adjoining residential properties by an enclosure consisting of a wall equal in height to the equipment, vehicles and all materials to be stored. In no instance shall said wall be less in height than four feet six inches (4'6") measured from the surface of the adjacent building flooring. (amended 6/25/08)