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MEMORANDUM

To: South Haven Charter Township Planning Commission
Date: April 25, 2025
From: Bradley Kotrba, AICP
RE: **May 7th Commercial and Industrial District Chapter Review**

At our meeting in two weeks will review the commercial and industrial chapters, as discussed. Topics to discuss will include the following:

- Combination of Heavy Commercial and Industrial Chapters
- Thinning out the uses, by combining dozens of uses into general categories such as “recreation, outdoors,” “retail,” personal service,” etc.

Looking ahead, we will finish the overlay districts and finalize our land use and dimensional standards tables. This will keep us on track with our proposed project timeline.

We look forward to reviewing these items with you during our upcoming meeting scheduled for May 7th at 7:00 PM.

ARTICLE X

Neighborhood Commercial District (NCD)

Section 10.00 - Purpose

This district provides for convenience shopping, including retail businesses and service establishments that meet the daily needs of the neighborhood in which these land uses are located. Any business in this zone is scaled to be compatible with the neighborhood's character.

Section 10.01 - Uses Permitted by Right

- A. Accessory Uses related to any of the uses permitted in this Chapter
- B. Bakeries
- C. Cafes, Coffee Houses, or Tea Rooms
- D. Delicatessens
- E. Dry Cleaning Establishments
- F. Essential Services
- G. Hardware Stores
- H. Live/Work Units
- I. Medical or Dental Offices
- J. Personal Service Establishments
- K. Professional Offices
- L. Public Buildings or Facilities
- M. Restaurants (non-drive through)
- N. Retail Businesses

Section 10.02 - Special Land Uses

- A. Gas Stations
- B. Home-Based Business

Section 10.03 - Dimensional Standards

Minimum Lot Area:	10,000 sq. ft. (with public water and sewer) 1 acre (without public water or sewer)
Minimum Lot Width:	No less than 80 Feet (with public water and sewer) 150 feet (w/o public water and sewer)(see regulations for parcels fronting M-43, M-140, or CR-388)

Minimum Front Yard Setback	35 Feet (see notes for highway regulations or specific road regulations)
Waterfront Setback	50 Feet (see Sec. XXXXX for waterfront regulations)
Minimum Side Yard Setback	10 Feet, no less than 25 Feet combined (see notes for corner lot regulations)
Minimum Rear Yard Setback (corner lots have no rear yard)	50 Feet for the principal building
Maximum Height	35 Feet
Maximum Lot Coverage Percentage	75% (see Sec. XXXXX for how lot coverage is measured)

[INSERT DIMENSIONAL MEASUREMENT FIGURE HERE]

Section 10.04 - Development Standards

- A. Parcels fronting M-43, M-140, or Phoenix Road (CR-388) must have a minimum lot width of 330 feet, except when an easement is created for a service road to serve the lot and neighboring lots.
- B. Parcels fronting M-43, M-140, or Phoenix Road (CR-388) must have a front yard setback of 50 feet.
- C. Parcels fronting Blue Star Highway or Ruggles Road must have a front yard setback of 110 feet.
- D. All off-street parking lots must meet the screening requirements outlined in Section XXXX.

Section 10.05 - Additional District Requirements

- A. The outdoor storage of goods and materials shall be prohibited, except as provided for in Section XXXX.
- B. All vehicular ingress and egress shall be accessed from acceleration/deceleration lanes onto a service road in accordance with Section XXXX, or an approved private road connecting directly to a major road or highway as defined in the Master Plan.
- C. All parcels in the NCD district shall have at least one property line abutting either: a major road or highway arterial, upon which it fronts and from which a service road is accessed per Section XXXX. Or, an approved private road connecting directly to a major road or highway arterial.

ARTICLE XI

Community Service Commercial District (CSC)

Section 11.00 - Purpose

This district is designed to cater to the needs of a larger community population and those passing through the Township. It is typically classified by automobile-oriented development styles, planned retail or service cluster developments served by a common parking area. The uses in this district can produce high volumes of vehicular traffic.

Section 11.01 - Uses Permitted by Right

- A. Accessory Uses related to any of the uses permitted in this Chapter
- B. Art Studios or Galleries
- C. Automobile or Vehicle Service or Repair Facilities
- D. Automobile or Vehicle Sales
- E. Automobile or Vehicle Wash Facilities
- F. Bakeries
- G. Bowling Alleys, Pool Halls, and Arcades
- H. Brew Pubs
- I. Building Supply Warehouses
- J. Cafes, Coffee Houses, or Tea Rooms
- K. Contractors' Offices and Showrooms
- L. Crematoriums
- M. Delicatessens
- N. Dry Cleaning Establishments
- O. Educational Institutions
- P. Essential Services
- Q. Farm Implements or Supply
- R. Funeral Homes or Mortuaries
- S. Hardware Stores
- T. Health Clubs
- U. Hotels and Motels
- V. Kennels
- W. Live/Work Units
- X. Medical or Dental Offices
- Y. Personal Service Establishments
- Z. Pharmacies/Medical Supply Sales

- AA. Places of Public Assembly
- BB. Professional Offices
- CC. Public Buildings or Facilities
- DD. Recreation, Indoor
- EE. Recreation, Outdoor
- FF. Restaurants (including drive-through)
- GG. Retail Businesses
- HH. Urgent Care Clinics
- II. Veterinary Clinics, Large and Small Animal

Section 11.02 - Special Land Uses

- A. Communication Towers
- B. Fraternal Organizations
- C. Hospitals
- D. Planned Shopping Centers
- E. Shipping Facilities and Warehouses
- F. Transitional Housing

Section 11.03 - Dimensional Standards

Minimum Lot Area:	10,000 sq. ft. (with public water and sewer) 1 acre (without public water or sewer)
Minimum Lot Width:	No less than 80 Feet (with public water and sewer) 150 feet (w/o public water and sewer)(see regulations for parcels fronting M-43, M-140, or CR-388)
Minimum Front Yard Setback	35 Feet (see notes for highway regulations or specific road regulations)
Minimum Side Yard Setback	10 Feet, no less than 25 Feet combined (see notes for corner lot regulations)
Minimum Rear Yard Setback (corner lots have no rear yard)	50 Feet for the principal building
Maximum Height	35 Feet (see note for hotels)
Maximum Lot Coverage Percentage	75% (see Sec. XXXXX for how lot coverage is measured)

[INSERT DIMENSIONAL MEASUREMENT FIGURE HERE]

Section 11.04 - Development Standards

- A. Parcels fronting M-43, M-140, or Phoenix Road (CR-388) must have a minimum lot width of 330 feet, except when an easement is created for a service road to serve the lot and neighboring lots.
- B. Parcels fronting M-43, M-140, or Phoenix Road (CR-388) must have a front yard setback of 50 feet.
- C. Parcels fronting Blue Star Highway or Ruggles Road must have a front yard setback of 110 feet.
- D. All off-street parking lots must meet the screening requirements outlined in **Section XXXX**.
- E. Hotels may not be greater than 50 feet in height and are required to have a 26 foot paved fire lane setback.

Section 11.05 - Additional District Requirements

- A. The outdoor storage of goods and materials shall be prohibited, except as provided for in **Section XXXX**.
- B. All vehicular ingress and egress shall be accessed from acceleration/deceleration lanes onto a service road in accordance with **Section XXXX**, or an approved private road connecting directly to a major road or highway as defined in the Master Plan.
- C. All parcels in the CSC district shall have at least one property line abutting either: a major road or highway arterial, upon which it fronts and from which a service road is accessed per **Section XXXX**. Or, an approved private road connecting directly to a major road or highway arterial.

ARTICLE XII

Highway Service Commercial District (HSC)

Section 12.00 – Purpose

This district is clustered around the two highway interchanges located along Interstate 196. These commercial businesses typically cater to the convenience of those traveling on the highway. These land uses are most likely automobile-centric and more difficult for pedestrians to access. Land uses are typically designed with large parking lots to cater to a large volume of vehicular traffic. Access to and from these land uses should be designed efficiently and safely for both vehicles and pedestrians alike.

Section 12.01 – Uses Permitted by Right

- A. Accessory Uses related to any of the uses permitted in this Chapter
- B. Automobile or Vehicle Service or Repair Facilities
- C. Automobile or Vehicle Sales
- D. Automobile or Vehicle Wash Facilities
- E. Building Supply Warehouses
- F. Essential Services
- G. Equipment Rental
- H. Farm Implements or Supply
- I. Hotels and Motels
- J. Marine Sales, Service, and Storage
- K. Personal Service Establishments
- L. Professional Offices
- M. Public Buildings or Facilities
- N. Restaurants (including drive-through)
- O. Retail Businesses
- P. Urgent Care Clinics
- Q. Vehicle Rental

Section 12.02 – Special Land Uses

- A. Communication Towers
- B. Planned Shopping Centers
- C. Shipping Facilities and Warehouses

Section 12.03 – Dimensional Standards

Minimum Lot Area:	10,000 sq. ft. (with public water and sewer) 1 acre (without public water or sewer)
Minimum Lot Width:	No less than 80 Feet (with public water and sewer) 150 feet (w/o public water and sewer)(see regulations for parcels fronting M-43, M-140, or CR-388)
Minimum Front Yard Setback	35 Feet (see notes for highway regulations or specific road regulations)
Minimum Side Yard Setback	10 Feet, no less than 25 Feet combined (see notes for corner lot regulations)
Minimum Rear Yard Setback (corner lots have no rear yard)	50 Feet for the principal building
Maximum Height	35 Feet (see note for hotels)
Maximum Lot Coverage Percentage	75% (see Sec. XXXXX for how lot coverage is measured)

[INSERT DIMENSIONAL MEASUREMENT FIGURE HERE]

Section 12.04 – Development Standards

- A. Parcels fronting M-43, M-140, or Phoenix Road (CR-388) must have a minimum lot width of 330 feet, except when an easement is created for a service road to serve the lot and neighboring lots.
- B. Parcels fronting M-43, M-140, or Phoenix Road (CR-388) must have a front yard setback of 50 feet.
- C. Parcels fronting Blue Star Highway or Ruggles Road must have a front yard setback of 110 feet.
- D. All off-street parking lots must meet the screening requirements outlined in Section XXXX.
- E. Hotels may not be greater than 50 feet in height and are required to have a 26 foot paved fire lane setback.

Section 12.05 – Additional District Requirements

- A. The outdoor storage of goods and materials shall be prohibited, except as provided for in Section XXXX.
- B. All vehicular ingress and egress shall be accessed from acceleration/deceleration lanes onto a service road in accordance with

Section XXXX, or an approved private road connecting directly to a major road or highway as defined in the Master Plan.

- C. All parcels in the HSC district shall have at least one property line abutting either: a major road or highway arterial, upon which it fronts, and from which a service road is accessed per Section XXXX. Or, an approved private road connecting directly to a major road or highway arterial.

ARTICLE XIII

Light Industrial District (I-1)

Section 13.00 - Purpose

The I-1 Light Industrial District is designed to primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect, in a detrimental way, any of the surrounding districts. The I-1 District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly, and/or treatment of finished or semi-finished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, not be permitted.

Section 13.01 - Uses Permitted by Right

- A. Accessory Uses related to any of the uses permitted in this Chapter
- B. Automobile or Vehicle Service or Repair Facilities
- C. Building Incubator Facilities
- D. Commercial Greenhouses+
- E. Contractors' Offices and Showrooms
- F. Contractors' Warehouses, Facilities, or Storage Yards or Facilities
- G. Communication Towers
- H. Essential Services
- I. Equipment Rental
- J. Farm Implements or Supply
- K. Gasoline Stations
- L. Manufacturing, Processing, or Assembly Facilities
- M. Outdoor Storage Facilities or Yards
- N. Research, Laboratory, or Product Testing Facilities
- O. Self-Storage or Mini Warehouse
- P. Storage, Transfer Warehouses, or Shipping Facilities
- Q. Transportation Facilities with Air or Rail Yards

Section 13.02 - Special Land Uses

- A. Battery Electric Storage Systems
- B. Chemical Processing or Storage Facilities
- C. Junk or Salvage Yards

- D. Sanitary Septic Waste Hauling and Servicing Facilities
- E. Petroleum, Gas Products Storage Facilities
- F. Utility Large-Scale Solar Energy Systems

Section 13.03 - Dimensional Standards

Minimum Lot Area:	40,000 sq. ft. (with public water and sewer) 80,000 sq. ft. (without public water or sewer)
Minimum Lot Width:	No less than 120 Feet (with public water and sewer) 200 feet (w/o public water and sewer)(see regulations for parcels fronting M-43, M-140, or CR-388)
Minimum Front Yard Setback	35 Feet (see notes for highway regulations or specific road regulations)
Minimum Side Yard Setback	25 Feet, no less than 50 Feet combined (see notes for corner lot regulations)
Minimum Rear Yard Setback (corner lots have no rear yard)	50 Feet for the principal building
Maximum Height	35 Feet
Maximum Lot Coverage Percentage	75% (see Sec. XXXXX for how lot coverage is measured)

[INSERT DIMENSIONAL MEASUREMENT FIGURE HERE]

Section 13.04 - Development Standards

- A. Parcels fronting M-43, M-140, or Phoenix Road (CR-388) must have a minimum lot width of 330 feet, except when an easement is created for a service road to serve the lot and neighboring lots.
- B. Parcels fronting M-43, M-140, or Phoenix Road (CR-388) must have a front yard setback of 50 feet.
- C. Parcels fronting Blue Star Highway or Ruggles Road must have a front yard setback of 110 feet.
- D. All off-street parking lots must meet the screening requirements outlined in Section XXXX.

Section 13.05 - Additional District Requirements

- A. The outdoor storage of goods and materials shall be prohibited, except as provided for in Section XXXX.

- B. All vehicular ingress and egress shall be accessed from acceleration/deceleration lanes onto a service road in accordance with **Section XXXX**, or an approved private road connecting directly to a major road or highway as defined in the Master Plan.
- C. All parcels in the I-1 district shall have at least one property line abutting either: a major road or highway arterial, upon which it fronts and from which a service road is accessed per **Section XXXX**. Or, an approved private road connecting directly to a major road or highway arterial.