

90+- Acres D19

Howell, MI 48843



FOR SALE

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FOR SALE

90+- Acres D19

Howell, MI 48843



Sale Price: \$3,500,000

DESCRIPTION

Commercial/Residential Vacant Land for Development.

PROPERTY HIGHLIGHTS

- Zoning allows for gas, fast food, retail, auto dealerships, mini storage, hotel and most commercial uses.
- Frontage on D-19 and on I-96.
- Within a mile of Downtown Howell.

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PROPERTY INFORMATION

SALE PRICE:	\$3,500,000.00		
Price/AC:	\$38,889.00		
Lot Size:	90+- Acres (Approximately 60 Buildable Acres)	Zoning	Marion Twp - HS - Highway Service City of Howell - R-1 Single Family Residential
Utilities:	Municipal Water & Sanitary Sewer available.	Traffic Count:	D19 = 15,248 I96 = 30,534
		Legal Descriptions:	Available upon request.
		APN:	Marion Twp. - 10-02-400-014 (HS Zoning) 10-02-400-016 (HS Zoning) 10-02-400-017 (HS Zoning) 10-02-400-018 (HS Zoning) City of Howell - 17-02-200-007 (R-1 Zoning)

LOCATION INFORMATION

90+- Acres located at the southwest corner of I-96 and D-19 in Howell, Michigan.



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PROPERTY LINE AERIAL

90+- Acres D19
1290 CR-D19 Howell, MI 48843



ARTICLE IX: COMMERCIAL DISTRICTS

Section 9.01 HS: Highway Service District

A. **Intent:** The Highway Service District (HS) is intended to accommodate retail business and service activities which serve the particular needs of the highway traveler and/or meet the consumer needs of a more regional population than that of Marion Township, and, therefore, the access to arterial thoroughfares is critical. The intent of this District is to provide for retail businesses, personal, and business service establishments and small warehouses developed along major arterial roads in a fashion that minimizes traffic congestion, traffic conflicts, and traffic hazards. It is not the intent of this District to provide for general retail and related commercial uses that cater more to local consumer needs; such needs are extensively addressed by the commercial services available in nearby City of Howell.

B. **Uses Permitted By Right:**

In the Highway Service District, no building or land shall be used and no building or structure erected except for one or more of the following specified uses, unless otherwise provided for in this Ordinance. All uses permitted in this district are subject to the requirements and standards of Site Plan Review (Article XVIII) prior to initiation of the use or structure.

1. Professional offices, medical and dental clinics.
2. Standard restaurants, clubs, and other drinking establishments that provide food or drink for consumption on the premises and may also provide dancing and entertainment.
3. Automobile dealerships.
4. Automobile car washes.
5. Convenience stores.
6. Indoor commercial recreation facilities such as indoor theaters, bowling alleys, indoor skating rinks, or similar uses.
7. Catering, bakeries.
8. Monument sales and manufacturing.
9. Mini-storage facilities.
10. Household equipment rentals.
11. Wholesale distribution.
12. Cabinet making.
13. Hardware stores.
14. Contractor storage yards.
15. Accessory buildings.
16. Funeral homes subject to additional requirements found in Section 9.01 E 10.



17. Crematories subject to additional requirements found in Section 9.01 E 11.

C. **Permitted Accessory Uses:**

1. Signs; pursuant to Article XV.
2. Automobile parking; pursuant to Article XIV.

D. **Uses Permitted By Special Use Permit:**

1. Public facilities, including municipal buildings, schools, libraries, recreational facilities, and similar uses and activities.
2. Automobile repair garage.
3. Automobile fueling/mixed-use station.
4. Billboards.
5. Communication towers.
6. Drive-in establishments including but not limited to: drive-in, drive-through, take-out, pick-up, and other forms of in-vehicle retail or service establishments including restaurants, financial institutions, dry cleaning businesses, and similar facilities.
7. Motels and hotels.
8. Open air business uses such as retail sales of plant materials, sale of lawn furniture, playground equipment and garden supplies.
9. Outdoor commercial recreation facilities.
10. Adult Entertainment Uses (**Amended 10/2000**)
11. Outdoor vehicle storage, subject to additional requirements found in Section 17.34.

E. **Site Development Requirements:** The following minimum and maximum standards shall apply to all uses and structures in the HS: Highway Service District unless they are specifically modified by the provisions of Article VI: General Provisions or Article XVII: Standards for Specific Special Land Uses; or as varied pursuant to Article V: Zoning Board of Appeals.

1. **Minimum Lot Area:** No building or structure shall be established on any parcel less than one (1) acre.
2. **Minimum Frontage:** Each parcel of land shall have frontage of not less than one hundred fifty (150) feet.
3. **Yard and Setback Requirements:**
 - a. **Front yard:** Eighty (80) feet, except that a setback of one hundred (100) feet from the Pinckney Road right-of-way line shall be required.



- b. **Side yards:** Twenty-five (25) feet, except in the case where a lot abuts a residential zoning district, in which case the minimum required side yard shall be thirty-five (35) feet and screening shall be provided in accordance with Section 6.13 B.
 - c. **Rear Yard:** Forty (40) feet.
4. **Maximum Lot Coverage:** Forty (40) percent.
5. **Maximum Height:** Unless otherwise provided in this Ordinance, no principal building shall exceed a height of thirty-five (35) feet measured from the finished grade.
6. **Performance Standards:**
 - a. Storage of materials or goods shall be enclosed entirely within a building or shall be enclosed so as not to be visible to the public from any abutting residential district or public street.
 - b. Vehicle ingress and egress points shall not be closer than seventy-five (75) feet to the intersection of any two (2) public streets or closer than thirty (30) feet to an adjacent driveway.
 - c. No major repairs or refinishing shall be done outside of the principal building.
 - d. No lighting shall in any way impair the safe movement of traffic on any street or highway.
 - e. There must be sufficient on-site storage to accommodate at least two (2) queued vehicles waiting to park or exit the site without using any portion of the public street right-of-way or in any other way interfering with street traffic.
 - f. Screening at least three (3) feet in height shall be erected to prevent headlight glare from shining onto adjacent residential property. No screening shall in any way impair safe vertical or horizontal sight distance for any moving vehicles.
 - g. Material that is normally and reasonably discarded from commercial uses of property may be stored outside of an enclosed building for a reasonable time provided that such storage areas are completely screened by an opaque fence of not less than five (5) feet in height.
7. **Provisions of Article XIV:** Parking and Loading Requirements.
8. **Provisions of Article XV:** Signs.
9. **Provisions of Article XVIII:** Site Plan Requirements.
10. Funeral homes are subject to the following additional requirements:
 - a. A well-designed and landscaped off-street vehicle assembly area shall be provided to be used in support of funeral procession activity. This area shall be in addition to the required off-street parking and its related maneuvering area and shall not obstruct internal circulation within the required off-street parking area or its related maneuvering space.

- b. **A caretaker's residence may be provided within the principal building.**
11. Crematories are subject to the following additional requirements:
- a. The cremation unit shall be within a fully enclosed permanent structure. All exterior venting stack(s) must be screened or designed as an integral part of the building roofline.
 - b. The crematorium must be so operated so as not to produce hazardous, objectionable or offensive conditions at or beyond the property line boundaries by reason of odor, dust, lint, smoke, cinders, fumes, noise, vibration, heat, solid and liquid wastes, fire or explosion and must satisfy all state and federal licensing requirements.
 - c. The cremation unit (and operation of the unit) must conform to all state and federal regulations pertaining to environmental quality and any other health and public safety requirements.
 - d. Restrictions may be placed on amount of traffic and hours of operation of the facility in order to ensure compatibility and minimize impacts with surrounding land uses.



ARTICLE VII SCHEDULE OF REGULATIONS

Zoning District	Site Development Standards ^(a)							
	Minimum Lot Area ⁽ⁱ⁾ (j)	Minimum Lot Frontage ^(k)	Minimum Required Setbacks ^{(b)(c)}			Maximum Lot Coverage	Maximum Building Height	Minimum Dwelling Unit Floor Area
			Front ^(d)	Side ^(e)	Rear			
Rural Residential, RR Unplatted Parcels	2 acres	150 feet	70 feet	15 feet each side	25 feet	35 percent	35 feet	See ^(g)
Subdivision Lots or Condominium Units	1 acre	120 feet	70 feet	15 feet each side	25 feet			
Suburban Residential, SR (Amended 3-25-03)	32,670 Sq. Ft. ^(h) (0.75 acres)	120 feet	70 feet	15 feet each side	25 feet	35 percent	35 feet	See ^(g)
Subdivision Lots or Condominium Units	20,000 Sq. Ft. with public sewer	85 feet with public sewer	35 feet with public sewer					
Urban Residential, UR	15,000 square feet ^{(f) (j)}	85 feet ^(k)	30 feet	15 feet each side	25 feet	35 percent	35 feet	See ^(g)
Existing Residential Subdivision, ERS-1	18,000 square feet	50 feet	50 feet	10 feet each side	25 feet	35 percent	35 feet	See ^(g)
Existing Residential Subdivision, ERS-2	1 acre	100 feet	100 feet	15 feet each side	25 feet	35 percent	35 feet	See ^(g)
Manufactured Home Park, MHP District		35 feet						
Highway Service, HS	1 acre	150 feet	80 feet	25 feet each side	40 feet	40 percent	35 feet	---
Light Industrial, LI	4 acres 1 acre in an industrial park	330 feet 120 feet	100 feet	80 feet each side	80 feet	40 percent	40 feet	---
Public Lands, PL	11,000 square feet	75 feet	25 feet	15 feet each side	25 feet	35 percent	35 feet	---

ARTICLE VI

ARTICLE VI SFR SINGLE FAMILY RESIDENTIAL DISTRICT

Section 6.01 PURPOSE.

The purpose of this **district** is to provide for single **family** housing neighborhoods free from other uses except those which are (1) normally accessory and (2) compatibly supportive and convenient to the residents living within such a **district**. The size of lots and **parcels** in this **district** should be planned to be of such an **area** and width and **density** so that on-site water supply and wastewater disposal systems are not to be permitted and development can only be allowed if and when public water supply and wastewater sanitary sewer systems are available as a direct abutting service to each lot or **parcel** planned to be used for housing or other permitted **use** in the **district**. The language of the PURPOSE shall not preclude development of existing lots and **parcels** where sewer and or water are not available provided they or any future subdivision of them can meet the onsite water supply and wastewater disposal permit requirements of the Livingston County Public Health Department and other requirements of the SFR **Zoning District** and this Zoning Ordinance.

(Ord. No. 1 eff. Jan. 8, 1983, Amend. by Ord. No. 223 eff. May 1, 2009, Amend. by Ord.247 eff. July 1, 2011)

Section 6.02 PERMITTED PRINCIPAL USES.

- A. Single **family conventional dwellings**.
- B. Single **family conventional dwelling** that meet the requirements of the Single **Family Residential District**. (Amend. By Ord. No. 223 eff. May 1, 2009)
- C. **State Licensed Day Care Facilities**.
 - 1) Child **Family Day Care Homes** (six (6) or fewer minor children).
 - 2) Adult **Family Day Care Homes** (6) or fewer adults).
- D. **State Licensed Foster Care Facilities**.
 - 1) **Adult Foster Care Family Home**, excluding an adult **foster care** facility licensed by a state agency for the care and treatment of persons released from or assigned to adult correctional **institutions** (six (6) or fewer adults).
 - 2) Child **Foster Family Homes** (four (4) or fewer minor children).
 - 3) Child **Foster Family Homes** (five (5) or six (6) minor children).

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 97 eff. Feb. 23, 2000, by Ord. No. 107 eff. June 28, 2007; amend by Ord. No. 254 eff. Feb. 10, 2013)

ARTICLE VI

Section 6.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS.

The following special uses of land, buildings and structures are permitted subject to the provisions of Article XVI "Special Uses":

A. State Licensed Day Care Facilities.

- 1) Adult Group Day Care Homes (seven (7) to twelve (12) adults).
- 2) Child Group Day Care Homes (seven (7) to twelve (12) minor children).

B. The rearing and housing of horses, mules and similar domestic animals.

(Relocated to become 6.05C under Permitted Accessory Uses with Conditions)

Section 6.04 PERMITTED ACCESSORY USES.

- A. Normal existing accessory uses to single family housing and existing agricultural uses.
- B. Normal accessory uses to permitted and approved "Special Uses."
- C. House Hold Pets.

(Ord. No. 1 eff. Jan. 8, 1983; Amend. by Ord. 271 eff. Oct. 3, 2017)

Section 6.05 PERMITTED ACCESSORY USES WITH CONDITIONS.

- A. Roadside stands for existing agricultural land uses in conformance with the provisions of Section 4.05A.
- B. Private swimming pools for use as a part of single family dwellings in conformance with the provisions of Section 14.25.
- C. The rearing and housing of horses, mules and similar domestic animals.
 - 1) The rearing and housing of horses, mules or similar domestic animals, for noncommercial purposes shall be in accordance with the Michigan Right to Farm Act, Public Act 93 of 1981 (MCL 286.471

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 10 eff. May 3, 1984; further amend. by Ord. No. 12 eff. Sept. 5, 1986; further amend by Ord. No. 62 eff. Oct. 8, 1997; further amend by Ord. No. 125, eff. March 25, 2001, further amend. by Ord. No. 160 eff. June 20, 2003; further amend. by Ord. No. 254 eff. Feb. 10, 2013)

Section 6.06 DIMENSIONAL REQUIREMENTS EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE.

- A. Lot area. Minimum of 10,000 square feet with public sewer.



ARTICLE VI

- B. **Lot area.** A minimum of one (1) acre with on-site water supply and waste water disposal providing public sanitary sewer or public water supply systems are not available to the lot or **parcel**.
- C. **Lot width.** Minimum of 120 feet for a one (1) acre or more **parcel** and a minimum of 70 feet for a 10,000 square feet to less than (1) acre **parcel**.
- D. **Lot coverage.** Maximum of 30%.
- E. **Gross Floor Area.** Minimum for:
 - 1) One (1) **story dwellings:** 900 square feet.
 - 2) Two (2) **story dwellings:** 600 square feet on the first floor and at least 900 square feet for both stories.
- F. **Yard** and setback requirements.
 - 1) Front **yard.** Minimum of thirty (30) feet from the **road right-of-way** line, or as specified in Section 26.05, whichever is greater.
 - 2) Side **yard.** Minimum of ten (10) feet for each side **yard**, but a minimum total of twenty (20) feet for both side yards.
 - 3) Rear **yard.** Minimum of forty (40) feet.
- G. **Height limitations.** Maximum of two and one-half (2 1/2) stories or 35 feet, except that detached accessory **structures** shall not exceed twenty (20) feet.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 11 eff. Apr. 4, 1986; further amend. by Ord. No. 97 eff. Feb. 23, 2000, further amend. Ord. No. 119 eff. Dec. 27, 2000, further amended by Ord. No. 128 eff. Oct. 21, 2001 further amend. Ord. No. 223 eff. May 1, 2009)

• Section 4.07 Schedule of Area, Height, Width and Setback Regulations.

Zoning District	Minimum Lot Size		Minimum Yard Setbacks			Maximum Building Height		Footnotes	
	Area (sq. ft.)	Lot Width (ft.)	Front (ft.)	Side (feet)		Rear (ft.)	Stories		Feet
				Least	Total				
Zoning District	Minimum Lot Size		Minimum Yard Setbacks			Maximum Building Height		Footnotes	
	Area (sq. ft.)	Lot Width (ft.)	Front (ft.)	Side (feet)		Rear (ft.)	Stories		Feet
				Least	Total				
R-1, One-Family Residential	8,400	70	25	8	20	35	2 ½	25	a, b, c, i, n, o, q
R-2, One-Family Residential	9,600	80	25	10	20	35	2 ½	25	a, b, c, i, n, o, q
R-T, Two-Family Residential	4,200 (per unit)	35 (per unit)	25	8	20	35	2 ½	25	a, c, i, n
R-M, Multiple Family Residential	—	—	30	30	60	30	3	35	a, d, e
MHP, Mobile Home Park	—	—	—	—	—	—	—	—	k
O-1, Office	8,400	70	(p)	8	20	20	3	35	a, f, p
CBD, Central Business District	—	—	—	—	—	—	3	35	f, g
B-1, Local Business	8,400	70	(p)	8	20	20	2 ½	25	a, f, p
B-2, General Business	8,400	70	(p)	8	20	20	3	35	a, f, p
MXD, Mixed Use	10 acres	—	—	—	—	—	—	—	l
I-1, Light Industrial	20,000	100	50	10	20	25	—	—	a, f, h, j
I-2, General Industrial	20,000	100	50	10	20	25	—	—	a, f, h, j
P-1, Vehicular Parking	—	—	25	—	—	—	—	—	m
HL-1, Historic Limited Use	8,400	70	25	8	20	35	2 ½	25	a, b, c, o
HL-2 Historic Limited Residential Use	8,400	70	25	8	20	35	2 ½	25	a, b, c, o

Section 4.07 Footnotes:

(a) For all *dwelling units*, the minimum *yard setback* shall be twelve (12) feet between *main buildings* on adjoining *lots*, or the *setback* as described in subsection (a) hereof, whichever is greater. The *setback* shall be determined by measuring from the exterior *wall* of each *building* to the *side lot line* or to the next *main building* on any adjoining *lot*. If the *building roof* overhang is more than two (2) feet, then, in such an event, the *setback* shall be measured from the exterior edge of the overhang.

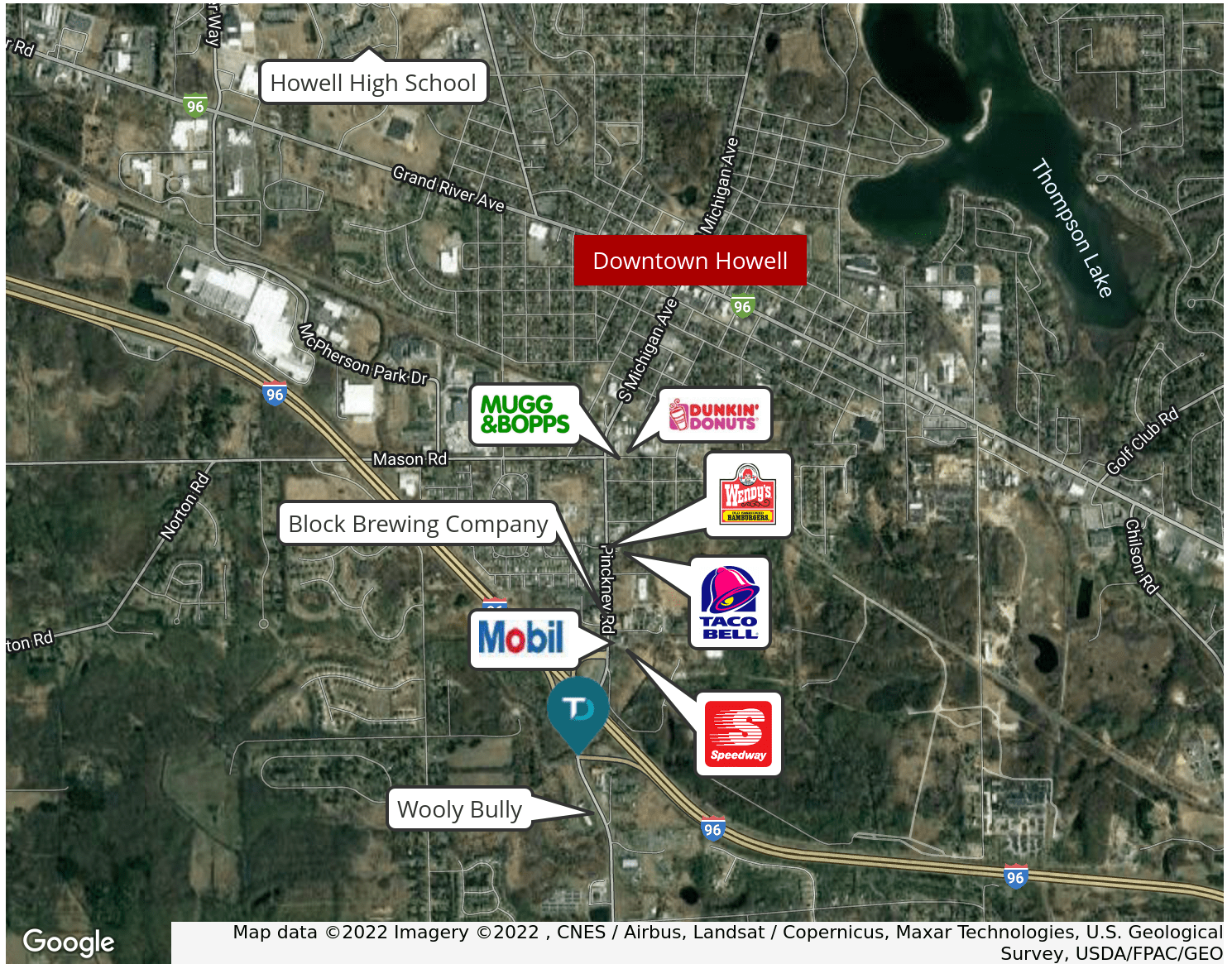
For all *principal uses* other than *dwelling units*, the minimum *yard setback* shall be determined by the applicable provisions of the *Building and Housing Code* or the *setback* as described in subsection (a) hereof, whichever is greater.

(b) For all *uses* permitted, other than one-family residential, the *setback* shall equal the greater of the *height* of the *main*

FOR SALE

90+- Acres D19

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DEMOGRAPHIC INFORMATION

	1 MILE	5 MILES	10 MILES
Total population	700	31,324	92,638
Median age	38.1	38.0	39.2
Total households	248	12,428	34,802
Average HH income	\$83,025	\$78,017	\$81,454
Average house value	\$223,506	\$225,035	\$238,038

