

Section 4.9 C-2 Heavy Commercial District

C-2

A. Intent.

The intent is to establish and preserve a district for heavy commercial uses, which are more compatible with light industrial uses.

B. Uses Permitted by Right and Special Uses.

Permitted and Special Land Uses shall be limited to those listed in **Section 4.3 (Table of Permitted and Special Land Uses)** and shall be subject to all applicable provisions of **Article 5: Plot Plans & Site Plan Review, Article 6: Special Land Uses, and Article 7: Supplemental Regulations.**

Table 4.9 Permitted and Special Land Uses		C-2
P = Permitted by right		
S = Permitted with a Special Use Permit		
*Uses with Supplemental Regulations (Article 7)		
ACCOMMODATION AND FOOD SERVICES		
Convention Centers/Conference Centers/Banquet Halls		P
Drinking Establishments/Taverns (and/or providing entertainment)/Restaurants Serving Alcohol * (\$7.14)		P
Food Trucks (mobile) & Food Trailers (semi-permanent)		P
Microbreweries, Distilleries, & Wineries (serving directly to the public)		P
AGRICULTURE		
Farm Supply & Feed Stores		P
Food Hub/Food Incubator/Food Service		P
Kennels * (\$7.15)		S
ARTS, ENTERTAINMENT, AND RECREATION		
Amusement Arcades		P
Billiards Halls		S
Bowling Centers		S
Marinas and Dock Facilities * (\$7.34)		S
Private Clubs, Lodges		S
Theaters/Performing Arts Facilities		S

COMMERCIAL/RETAIL/OFFICE/SERVICE		
Auto Body/Paint/Interior & Glass; Auto Repair * (\$7.18)		P
Automotive Oil Change * (\$7.18)		P
Automobile Washes * (\$7.9)		P
Automotive Equipment Rental/Leasing		P
Boat/RV Repair & Storage		P
Building & Garden Equipment & Supplies Dealers		P
Commercial/Industrial Equipment Rental & Leasing		P
Commercial Equipment Repair & Maintenance		P
Convenience Stores		P
Drive-Through Establishments (other than restaurants)		P
Dry Cleaning & Laundry Services (cleaning equipment is used to service only the premises at which it is located)		S
Dry Cleaning & Laundry Drop-Off/Pick Up Locations (no cleaning on premises)		P
Electronic & Precision Equipment Repair & Maintenance		P
Extermination & Pest Control Services		P
Film Production Facilities including sound stages and other related activities		S
Funeral Homes & Mortuaries * (\$7.16)		P
Funeral Homes & Mortuaries with Crematorium * (\$7.16)		S
Furniture Refinishing/Upholstery		P
Gasoline Service Station * (\$7.18)		P
General Rental Centers		P
Home Improvement Centers (lumber stored in enclosed structure)		P

1 Purpose & Authority	2 Definitions	3 General Provisions	4 District Regulations	5 Plot Plans & Site Plan Review
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Grayling Charter Township Zoning Ordinance

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P = Permitted by right S = Permitted with a Special Use Permit * Uses with Supplemental Regulations (Article 7)		
COMMERCIAL/RETAIL/OFFICE/SERVICE		
Manufactured Home Dealers	P	
Medical Equipment Sales	P	
Medical Laboratories	S	
Outdoor display of products/materials for retail sale or rental (accessory to a principle permitted retail use).	P	
Outdoor Sales/Rental of automobiles, trucks, motorcycles, ATVs, marine craft, farm implements, contractor's equipment* (\$7.23)	P	
Pawn Shops/Resale Shops/Thrift Store	P	
Pet and Pet Care Stores (except Veterinary and Animal Shelters)	P	
Pharmacies/Medical & Optical Supplies	P	
Photofinishing/Photographers	P	
Printing/Binding/Publishing of Printed Materials	P	
Professional Cleaning Services	P	
Professional Offices	P	
Recording Studios	P	
Retail Uses with Outdoor Storage	S	
Seasonal Sales/Transient Sales (PERMIT REQUIRED)* (\$7.1)	P	
Sexually-Oriented Businesses* (\$7.26)	S	
Shopping Center – Multiple Businesses	P	
Small Engine Repair	P	
Small-Scale Craft Making	P	
COMMUNICATIONS		
Television/Radio Broadcasting Stations	S	
Wireless Communications Equipment & Support Structures (towers)* (\$7.24)	S	
CONSTRUCTION		
Contractors Establishments (provided all products, material and equipment are stored within an enclosed building).	P	
Contractor's Establishments with Storage Facilities for Building Materials - Sand, Gravel, Stone, Lumber/Contractor's Equipment (with outdoor storage) – ex: Building Contractors, Well Drilling, Excavating, Septic Pumping, and similar.	P	

EDUCATIONAL SERVICES/RELIGION		P
Colleges/Universities/Other Institutions of Higher/Specialized Learning (public and private)* (\$7.12)		P
Trade Schools; Vocational, Training and/or Educational Centers (designed to provide training at the business, technical and/or professional level)		P
HUMAN CARE AND SOCIAL ASSISTANCE		
Adult Foster Care Large Group Home (13-20 adults)* (\$7.10)		S
Adult Foster Care Congregate Facilities (over 20 adults)* (\$7.10)		S
Child Care Center/Nursery School(not in home)* (\$7.10)		P
Child Caring Institution* (\$7.10)		P
Hospitals & Sanitariums		S
MANUFACTURING / INDUSTRIAL / MINING / WASTE MANAGEMENT		
Bakeries (not dealing directly with customers)		S
Central Dry Cleaning Plants (not dealing directly with customers); Commercial Laundries		S
Ceramic Products using Gas- or Electrically-Fired Kilns, Glass Products, or Stone Products		S
Computer, Electronic, & Appliance Product Mfg		S
Data Processing & Computer Centers including the servicing & maintenance of electronic data processing equipment.		P
Food/beverage bottling & packaging		P
Furniture & Related Product Mfg		S
Ice & Cold Storage Plants		S
Laboratories		S
Leather & Allied Product Mfg		S
Light Manufacturing, Assembly, Testing & Repair of Components, Devices, Equipment & Systems of Professional Scientific and Controlling Instruments; Photographic & Optical Goods		P
Machine Shops		S
Mineral Processing Facilities & Operations		S
Miscellaneous Mfg (from previously prepared materials including agricultural, building, natural, synthetic, biological, and ceramic materials)		S
Monument & Similar Product Mfg		P
Pharmaceutical Preparations, Cosmetics, and Toiletries		S
Plastics Mfg		S
Prefabricated Buildings Mfg		S

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Grayling Charter Township Zoning Ordinance

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*Uses with Supplemental Regulations (Article 7)	
<i>Printing, Lithographic & Blueprinting</i>	P
<i>Resource Extraction (Mining)* (§7.27)</i>	S
<i>Salvage Yards</i>	S
<i>Sign Painting & Mfg</i>	S
<i>Textile & Apparel Mfg</i>	P
<i>Tool & Die Shops</i>	P
<i>Truck (light) and care maintenance with office areas</i>	P
<i>Wood & Paper Product Mfg (not mills)</i>	S
MISCELLANEOUS	
<i>Accessory Buildings & Uses (§3.12)</i>	P
<i>Planned Unit Developments* (§7.25)</i>	S
PUBLIC FACILITIES	
<i>Community Centers</i>	S
<i>Governmental Buildings</i>	S
<i>Police/Fire Stations/Jails</i>	S
<i>Public Works Facilities with Outdoor Storage</i>	P
<i>Water & Wastewater Treatment Plants; Water Towers</i>	S
RESIDENTIAL USES	
<i>Dwelling Units above/to the rear of a Commercial Establishment* (§7.2)</i>	S
<i>Living Quarters for Watchman or Caretaker – Industrial Uses</i>	S
<i>Multiple-Family Dwelling Units (apartments)* (§7.3)</i>	S
TRANSPORTATION SERVICES/WAREHOUSING/WHOLESALE TRADE/ STORAGE/SHIPPING	
<i>Bus Garages</i>	S
<i>Couriers/Parcel Packing/Shipping/ Delivery /Mail Order Establishments</i>	P
<i>Drone (Unmanned Aerial) Centers</i>	S
<i>Freight Terminals/Trucking Facilities</i>	S
<i>Rail yards</i>	S
<i>Scenic & Sightseeing Transportation/Ground Passenger Transportation</i>	S
<i>Self-Storage Facilities</i>	S

<i>Towing Businesses</i>	P
<i>Truck Washes</i>	S
<i>Vehicle Parking & Storage, Seasonal</i>	S
<i>Warehousing & Storage (within an enclosed building)</i>	P
<i>Wholesale Trade</i>	P
UTILITIES/ENERGY	
<i>Electrical Transformer Stations & Substations</i>	S
<i>Essential Services</i>	P
<i>Heating & Electric Power Generating Plants</i>	S
<i>Propane Supply Facilities</i>	P
<i>Public Utility Facilities (with storage yards)</i>	P
<i>Telephone Exchange Buildings</i>	P
<i>Utility Transformer Stations & Substations</i>	P

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D. Development Standards.

C-2

C-2 Lot & Structure Standards (Figure 4.9A)

Table 4.9 A

Lot Area (minimum)	30,000 sq ft
Lot Width (minimum)	150 ft
Building Height ¹ (maximum)	35 ft ¹ Height regulations may be subject to the Crawford County Airport Zoning Ordinance.
Lot Coverage (maximum)	None
Floor Area (minimum)	None

C-2 Setbacks (Figure 4.9A)

Table 4.9 B

Front (minimum)	50 ft
Rear (minimum)	10 ft
Side (minimum)	10 ft
Side - street side - corner lot (minimum)	30 ft
Side – reversed corner lot	See Figure 4.9B

The Planning Commission may require a larger side or rear setback where a non-residential use abuts a residential use. Such setback shall be determined during site plan review.

C-2 Additional Development Standards

Table 4.9 C

Accessory Buildings	Regulated by §3.12.
Screening	When a non-residential use abuts a residential use or district, screening is required as per §3.22.C. A greenbelt may be used for screening purposes as per §3.23.
Fences	Regulated by §3.22.
Decks, Porches & Patios	Regulated by §3.11.
Wildfire Plan	Grayling Township has adopted the Crawford County Wildfire Plan. Property owners are encouraged to maintain recommended vegetative clearance from structures.

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Figure 4.9.A
C-2 District

C-2

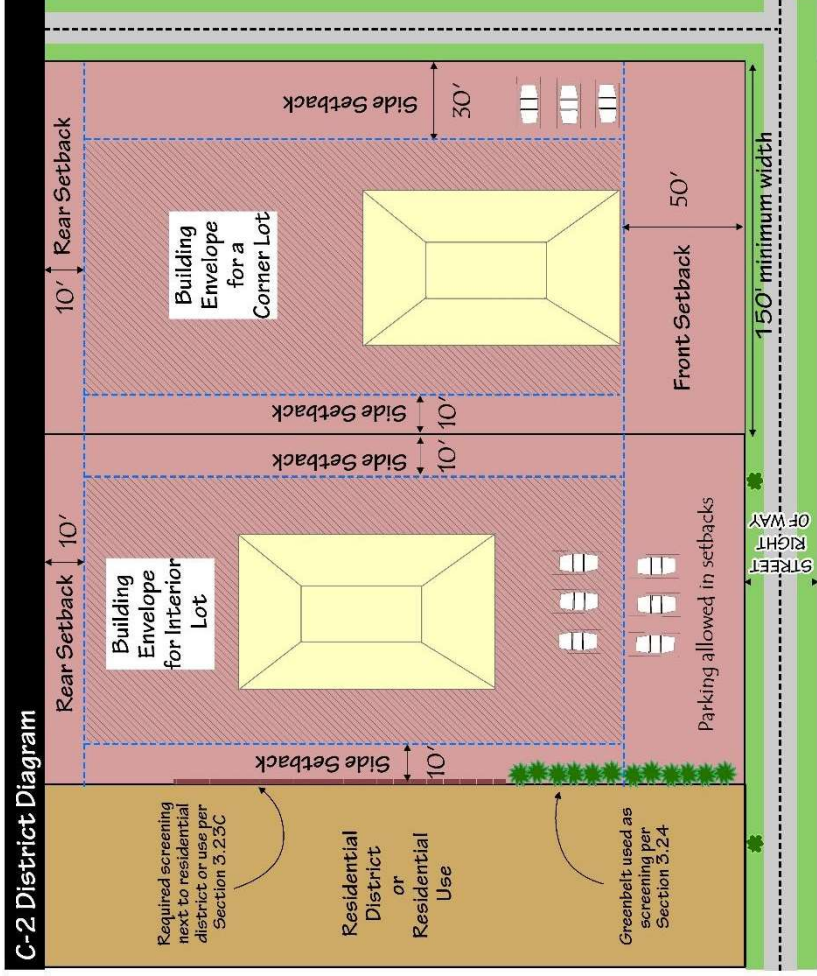
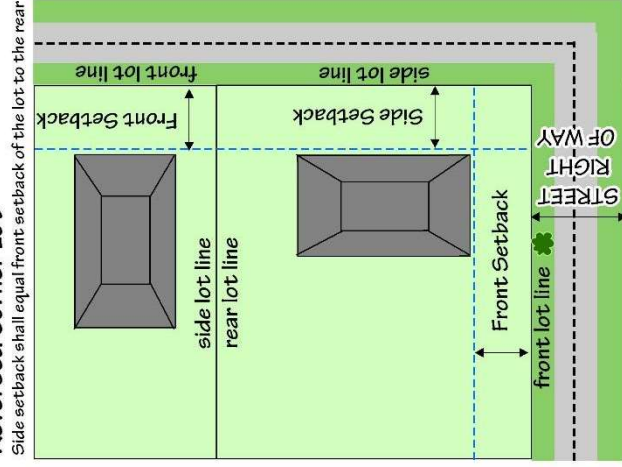


Figure 4.9.B
Reversed Corner Lot



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