

## Commercial and mixed-use areas

The Future Land Use Map includes four commercial or mixed-use categories to accommodate a range of residential, office, commercial and industrial uses as standalone uses, or within mixed use buildings or areas. The majority of areas planned for these areas currently have a mix of these uses, which are permitted to improve, develop or redevelop as permitted by the Zoning Ordinance or the use guidelines in this plan

**Neighborhood Commercial** uses are located primarily along Baldwin and Lapeer Road (M-24) corridors with the greatest concentration planned for the M-24 corridor. These areas are intended to be located in close proximity to the residential neighborhoods in order to meet the day-to-day shopping needs of nearby residents. Neighborhood commercial activities may be located either individually or in small centers that serve one or more neighborhood trade areas. Planned uses include food stores, hardware and drug stores as well as personal service establishments, all of which can be found within the Restricted Business (RB) zoning district.

**General Commercial** is planned along the Baldwin and Lapeer Road corridors and is intended for commercial uses that supply a larger and more diversified number of goods than those in the Neighborhood Commercial classification. The intended character of these areas is comparable to those permitted within the General Business (GB) zoning districts which includes a wide range of regional commercial uses such as large-format retail, supermarkets and drugstores, discount stores, department stores along with facilities such as automobile dealers, other vehicle related services, and commercial recreation.

**Village Center** is planned for the Gingellville sub area exclusively. This portion of Baldwin Road between Maybee and Judah Roads is one of the oldest commercial/residential centers in the Township and has a rich history. The intended mix of uses includes those in the Neighborhood Commercial, General Office, Multiple Family Residential and Single-Family Residential land use categories. Also, missing middle development, which envisions many

house-scale building types such as triplexes, quadplexes, small townhouse cluster, and cottage court bungalows is anticipated to be part of the residential mix in this area. Density will vary in this district and is controlled by form-based zoning. The classification intends for the integration of commercial and residential uses in an attractive and well-designed environment. The classification is also intended to encourage the development of a pedestrian friendly atmosphere, an attractively landscaped boulevard and sidewalks, rear and side parking lots, unified architectural theme and streetscape, and aims to continue the vitality and quality of life in nearby residential neighborhoods through the creation of public spaces and amenities. These developments should be designed with placemaking and pedestrian amenities as an integral component of site development. The correlating zoning district is the Gingellville Village Center Overlay District. See the Gingellville Sub-Area in this Chapter for additional land use considerations regarding the Village Center.

### Industrial/Commercial/Residential Mixed-Use

Development is planned to provide a mix of industrial, commercial and residential uses in the area near Brown Road between Baldwin and Joslyn and along Lapeer Road between Brown and Waldon. The intent is a mix of industrial, residential, commercial, medical and office uses and ancillary commercial uses within a well-planned business setting. Large-format retail may be considered along the Brown Rd. frontage. Density will vary in this district and is controlled by height, bulk, and setback regulations in the applicable zoning district. The Township will also promote economic development initiatives for the area. Economic incentives may include Brownfield Redevelopment, Local Development Finance Authority (LDFA), Industrial Facilities Tax Exemption (IFT), Tax Increment Financing (TIF), infrastructure investments and State grant programs. Redevelopment projects will be reviewed by way of a Planned Unit Development for those projects which deviate from the listing of permitted/special uses. Specific zoning regulations are incorporated within the Light Industrial (LI), Brown Road Innovation Zone (BIZ) and Lapeer Road Overlay zoning districts.

