

ARTICLE 24.00

GC, GENERAL COMMERCIAL DISTRICT

Section 24.01 Intent

The “GC” General Commercial District is established to accommodate those retail businesses and services which are intended to serve the requirements of the Hartland community. The large size and variety of permitted commercial uses typically generates significant volumes of vehicular traffic. Uses in the “GC” District typically require a relatively large area devoted to off-street parking and loading, and tend to create problems of congestion. It is intended to direct all intensive commercial development to those areas designated as such on the Hartland Township Comprehensive Plan.

Section 24.02 Permitted Principal Uses

In the “GC” General Commercial District, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part except for one or more of the following principal uses.

- A. All Principal Permitted Uses in the OS, Office Service and NSC, Neighborhood Commercial Districts.
- B. Retail establishments or retail centers up to sixty thousand (60,000) square feet in gross floor area, including sales of bakery goods (including bakery items produced on the premises), groceries, meats (no slaughtering is permitted on the premises), seafood, dairy products, drugs, books, shoes, apparel, florists, hardware, furniture, home furnishings, paint, wall paper, appliances, auto parts, greeting cards, art galleries, beer/wine sales and similar retail establishments.
- C. Wholesale and discount clubs, outlet stores, home improvement centers and similar establishments up to sixty thousand (60,000) square feet in gross floor area.
- D. Banks, credit unions, savings and loans and similar financial institutions.
- E. Banquet halls, assembly halls, fraternal halls, private clubs or fraternal organizations, lodge halls or similar places of assembly.
- F. Funeral homes and mortuary establishments (Subject to Section 10.02.S)
- G. Indoor movie theaters, cinemas, concert halls, and playhouses.
- H. Newspaper offices and accessory printing/distribution.

- I. Restaurant, excluding drive-in or drive-through service or live entertainment or dancing.
- J. Outdoor seating and dining areas (Subject to Section 10.02.KK).
- K. Personal fitness centers.

Section 24.03 Uses Permitted by Special Approval

- A. Automobile service stations. (Subject to Section 10.02.F.).
- B. Automobile maintenance/service establishments and automobile repair malls (minor maintenance and repair). (Subject to 10.02.F.)
- C. Automobile dealership for sales of new vehicles as an individual establishment or within an auto sales mall including accessory used auto sales, auto service, and auto body repair (Subject to 10.02.E.).
- D. Automobile sales (used). (Subject to 10.02.E.)
- E. Automobile wash (automatic, semi-automatic or self serve) when within a completely enclosed building (Subject to Section 10.02.G.).
- F. Billiard halls.
- G. Brew-pubs.
- H. Commercial outdoor display, sales or storage of items such as farmers market, flea market, new and used farm implements, mobile homes, swimming pools, motor homes, recreational vehicles and boats and/or rental of such vehicles. (Subject to Section 10.02.BB.).
- I. Carnivals, fairs, fairgrounds, amusement parks, golf driving ranges and outdoor assembly/entertainment. (Subject to Section 10.02.DD.).
- J. Drive-in establishments for the retail delivery of products to customers in automobiles where the type of drive-in establishment is not otherwise specifically included in this Ordinance. (Subject to Section 10.02.N)
- J. Essential service facilities and related accessory storage yards, including telephone exchange buildings and public utility offices, but not including, transformer stations, substations, or gas regulator stations, provided that the architecture and screening is provided to maintain compatibility with surrounding uses, as determined by the Planning Commission. (Subject to Section 10.02.P.).
- K. Lawn and garden centers, nurseries and greenhouses. (Subject to Section 10.02.BB.).
- L. Leasing and rental of recreational, landscaping, or moving equipment, including, but not limited to boats, canoes, jet skis, tillers, trucks, vans, and trailers. (Subject to Section 10.02.BB.).
- M. Large institutional uses. (Subject to Section 10.02.X).

- N. Motels, hotels and motor lodges (subject to Section (10.02.Z).
- O. Outdoor and indoor commercial recreation such as miniature golf, go cart track, bowling alley, batting cages, tennis courts, soccer field. (Subject to Section 10.02.DD.).
- P. Radio and television towers. (Subject to Section 10.02.CC.).
- Q. Restaurant, bar or tavern, including with live entertainment or dancing.
- R. Restaurant with drive-in or drive-through service. (Subject Section 10.02.R or 10.02.N., as applicable).
- S. Shopping centers and other stores of over sixty thousand (60,000) square feet of gross floor area. (Subject to Section 10.02 JJ).
- T. Veterinary offices, clinics and hospitals. (Subject to Section 10.02.II.).
- U. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or Special Use in this district, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.

Section 24.04 Permitted Accessory Uses

Accessory buildings, uses and activities customarily incidental to any of the above-named permitted uses. (Subject to Section 3.03)

Section 24.05 Development Standards and Requirements

A. Site Plan Review

Site plan review and approval is required for all uses in accordance with Article 33.00.

B. Area, Height, Bulk and Placement Regulations

Buildings and uses in the GC, General Commercial are subject to area, height, bulk, and placement requirements in Article 32.00, Schedule of Regulations.

C. Planned Development

Planned Development is permitted as means to achieve the basic intent of this district, in accordance with Article 33.00.

D. Paved Access

Vehicle access drives for all development must provide hard-surfaced access to a public primary or secondary hard-surfaced road.

E. Site Connections

Site development shall provide for parking configurations arranged to allow for connections between commercial uses on adjoining lots, common driveways, or other access management techniques in accordance with Article 6.0.

F. Other Provisions

All applicable provisions of this Zoning Ordinance shall be complied with, including Article 2.0, 3.0, 4.0, 5.0, 6.0, 7.0, 8.0, 10.0, 11.0 and 33.0.