

FOR SALE

N. BEYER ROAD
BIRCH RUN, MICHIGAN



PROPERTY FEATURES

- 2-10 Acre Parcels Along I-75
- C-4 Retail Zoning (Hotels, Restaurants, Outlet Malls, Showrooms and Dealerships)
- Immediate Access to I-75
- Price: \$400,000/acre or \$4,000,000



FOR DETAILS CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Section 3.13 C-4 Commercial: Highway Traveler.

It is the intent and purpose of this district to provide essential service needs to the highway traveler and to accommodate businesses serving a regional market.

A. Permitted Principal Uses

The following uses shall be permitted by right, subject to the review and approval by the Zoning Administrator for those uses requiring issuance of a zoning permit and following review and approval by the Planning Commission for those uses requiring site plan approval under the procedures outlined in Article 5, Site Plan Review.

1. Accessory use(s)
2. Public building
3. Public service installation (vs utility service installation)
4. Utility service installations
5. Convenience stores
6. Motel/hotel
7. Retail and outlet malls
8. Commercial recreational facility
9. Passenger terminals
10. Commercial schools
11. Restaurants, conventional
12. Taverns
13. Bars
14. Restaurants with entertainment
15. Veterinary hospital
16. Non-automobile service and repair stations
17. Vehicle sales and service
18. Wholesale establishment
19. Supply and equipment
20. Showrooms
21. Assembly buildings
22. Temporary Outdoor Sales
23. Building materials
24. Adult uses
25. Mixed uses *Amended August 2009*
26. Office establishments *Amended May 2015*
27. Small Structure-Mounted Wind Energy Turbines (SSMWET) *June 27, 2011*
28. Personal Service *Nov 2015*
29. Solar panels *April 24, 2017*
30. Medical Marihuana Primary Caregiver Operations subject to Section 4.31 of this zoning ordinance *February 28, 2022*

B. Uses permitted by special use permit

The following uses shall be permitted subject to the review and approval process outlined in Article 6, Special Use Permit, the general conditions identified in Section 9.09 of this Ordinance and the specific requirements, if any, identified in

Article 10, Design Standards.

1. Planned unit development (PUD)
2. Religious institutions
3. Social institutions
4. Educational institutions
5. Human care institutions
6. Car wash
7. Automobile service station
8. RV parks
9. Drive-in theater
10. Convention and exhibit hall
11. Horse drawn sightseeing vehicle
12. Race track
13. Golf/driving range
14. Miniature golf
15. Veterinary clinics
16. Solar farms or more than 4 freestanding solar panels generating electricity for on-site use

C. Dimensional Requirements

Dimensional requirements for the development of lots and structures in this district such as minimum lot size, minimum lot width, minimum setbacks and maximum building height are contained in the Schedule of District Regulations in Section 3.21 of this ordinance.