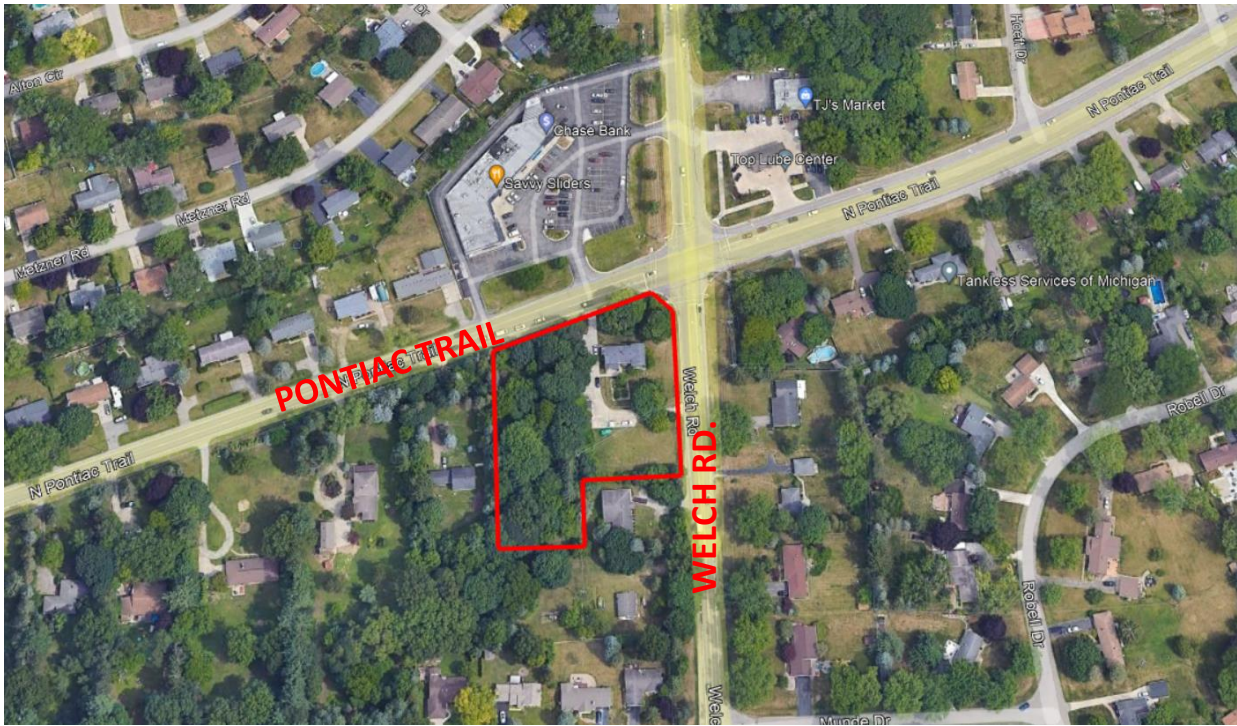


LAND FOR SALE



SWC Pontiac Trail and Welch Commerce Township, MI



1111 W. Oakley Park Road
Suite 220
Commerce, Michigan 48390
(248) 359-9000 – Detroit Office
(616) 241-2200 – Grand Rapids Office
www.insitecommercial.com

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LAND FOR SALE

SWC Pontiac Trail and Welch Commerce Township, MI

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DISCLAIMER/DISCLOSURE

Information contained herein was obtained from sources deemed to be reliable, but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third party independent professionals selected by such prospective purchaser/investor/tenant.

All financial data should be verified by the prospective purchaser/investor/tenant including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Insite Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Insite Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY SUMMARY

Location: SWC Pontiac Trail and Welch
Commerce Township, MI

Parcel ID#: 17-26-278-011 & 17-26-278-021

Total Land Size: 2.14 Acres

Price: Contact Randy Thomas at 248-359-9000 ext. 9

Utilities: All available

Zoning: R-1B Single Family Residential, master planned Neighborhood Commercial

School District: Walled Lake Consolidated Schools

Property Taxes: +/- \$6,474 Annually

Demographics within

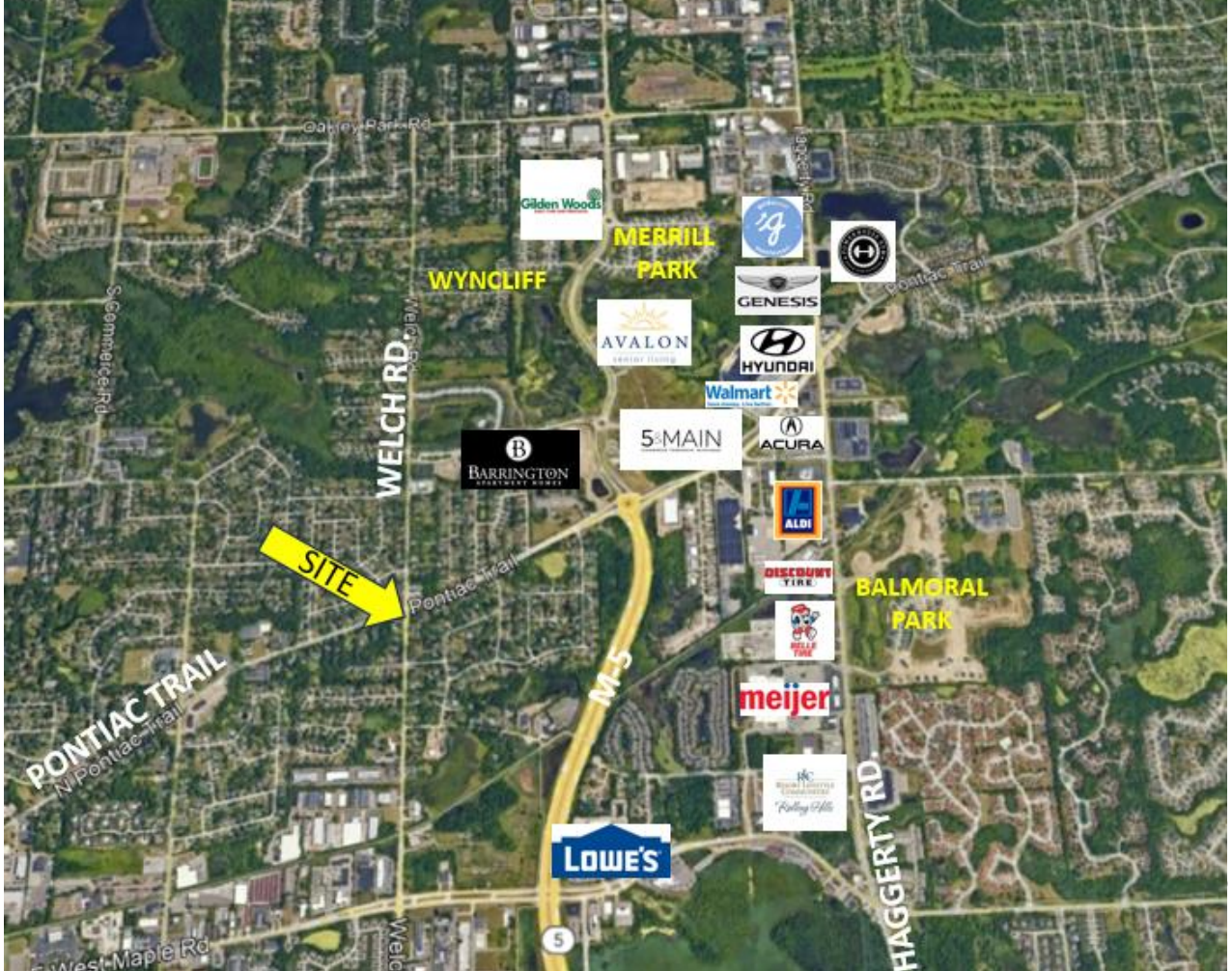
a 5 mile radius: Population: 151,755 Persons
Households: 63,239 Homes
Avg. HH Income: \$143,458 Annually
Traffic Count: 26,154 VPD on Pontiac Trail, 9,465 VPD on Welch

Comments: 2.14 Acres at the hard southwest corner of Pontiac Trail and Welch. Located less than a mile from M-5 and the new Five and Main lifestyle center at Pontiac Trail and M-5. This is a high-visibility corner, ideally situated for morning drive-thru traffic with retail/office use. Currently zoned residential, but master planned neighborhood commercial (B-2 or B-3); the Commerce Twp. Planning Commission has expressed potential support for a drive-thru. All utilities available, and no woodland or wetland issues. Vacant home has demo permit ready to execute.

For Information Contact:

Randy Thomas
248-359-9000 ext. 9

AERIAL

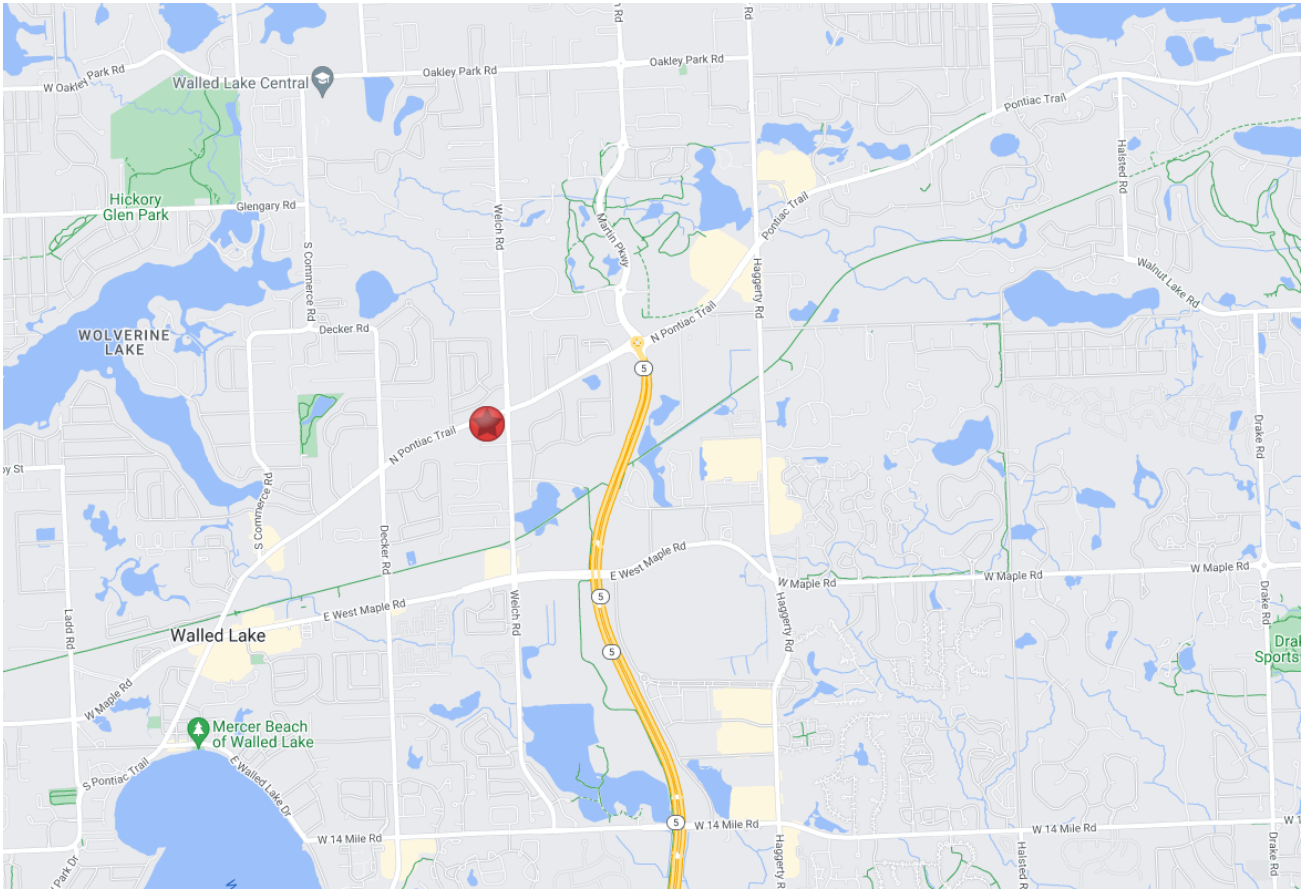




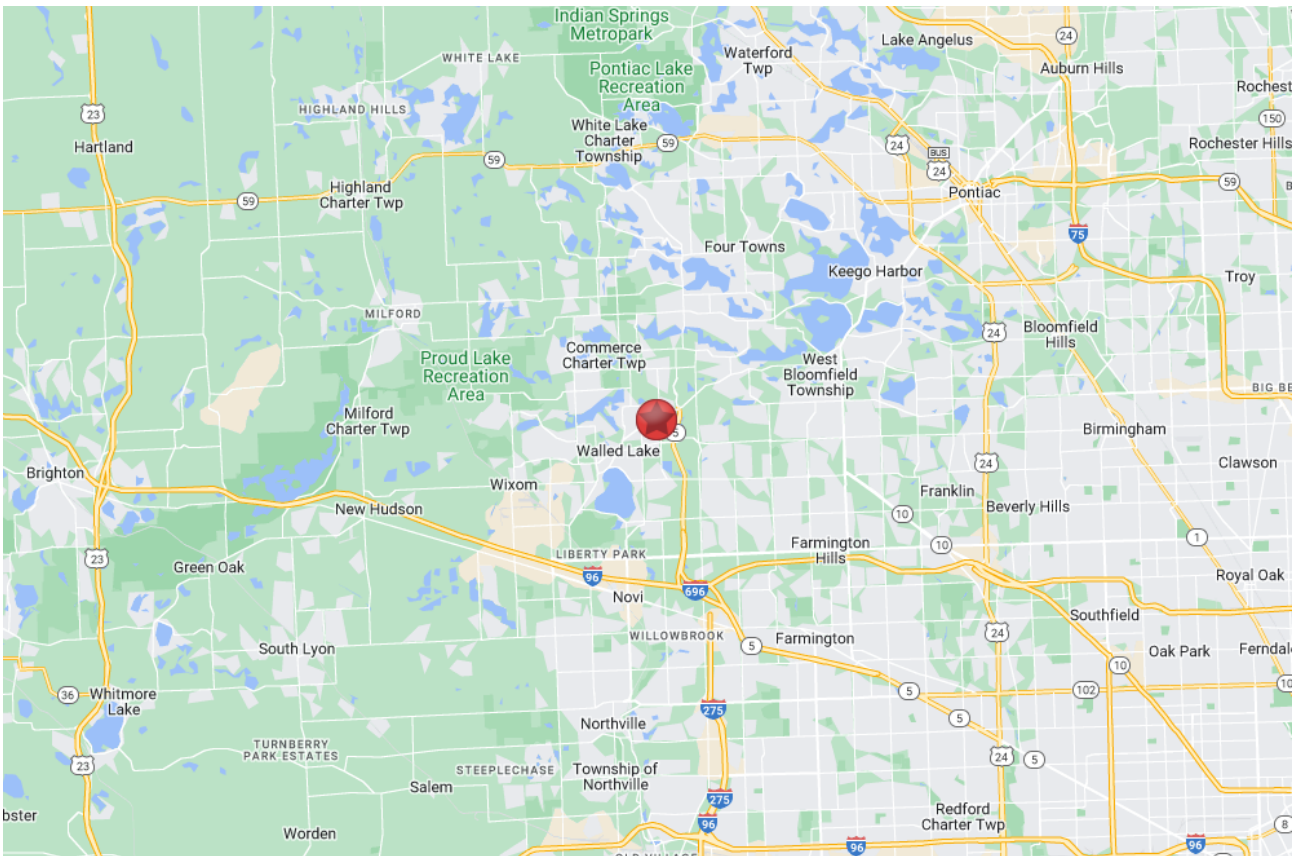
OFFICE | INDUSTRIAL | RETAIL | **LAND** | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



AREA MAPS



Local Map



Regional Map

DEMOGRAPHICS

2160 N Pontiac Trail

Commerce Charter Twp, MI 48390

1 mi radius

3 mi radius

5 mi radius

Population

2023 Estimated Population	6,088	62,630	151,755
2028 Projected Population	6,152	62,952	153,289
2020 Census Population	5,992	62,759	151,803
2010 Census Population	5,518	57,510	138,125
Projected Annual Growth 2023 to 2028	0.2%	0.1%	0.2%
Historical Annual Growth 2010 to 2023	0.8%	0.7%	0.8%

Households

2023 Estimated Households	2,684	27,102	63,239
2028 Projected Households	2,704	27,242	63,818
2020 Census Households	2,616	26,851	62,514
2010 Census Households	2,306	23,911	54,855
Projected Annual Growth 2023 to 2028	0.1%	0.1%	0.2%
Historical Annual Growth 2010 to 2023	1.3%	1.0%	1.2%

Age

2023 Est. Population Under 10 Years	9.6%	10.3%	10.4%
2023 Est. Population 10 to 19 Years	11.4%	11.0%	11.8%
2023 Est. Population 20 to 29 Years	11.4%	12.0%	11.9%
2023 Est. Population 30 to 44 Years	19.3%	20.0%	19.4%
2023 Est. Population 45 to 59 Years	21.8%	19.9%	20.9%
2023 Est. Population 60 to 74 Years	18.8%	17.7%	18.0%
2023 Est. Population 75 Years or Over	7.8%	9.1%	7.7%
2023 Est. Median Age	42.8	42.5	42.3

Marital Status & Gender

2023 Est. Male Population	49.7%	48.7%	49.3%
2023 Est. Female Population	50.3%	51.3%	50.7%
2023 Est. Never Married	28.6%	27.3%	28.5%
2023 Est. Now Married	51.7%	51.2%	53.0%
2023 Est. Separated or Divorced	15.5%	14.6%	12.5%
2023 Est. Widowed	4.2%	6.9%	6.0%

Income

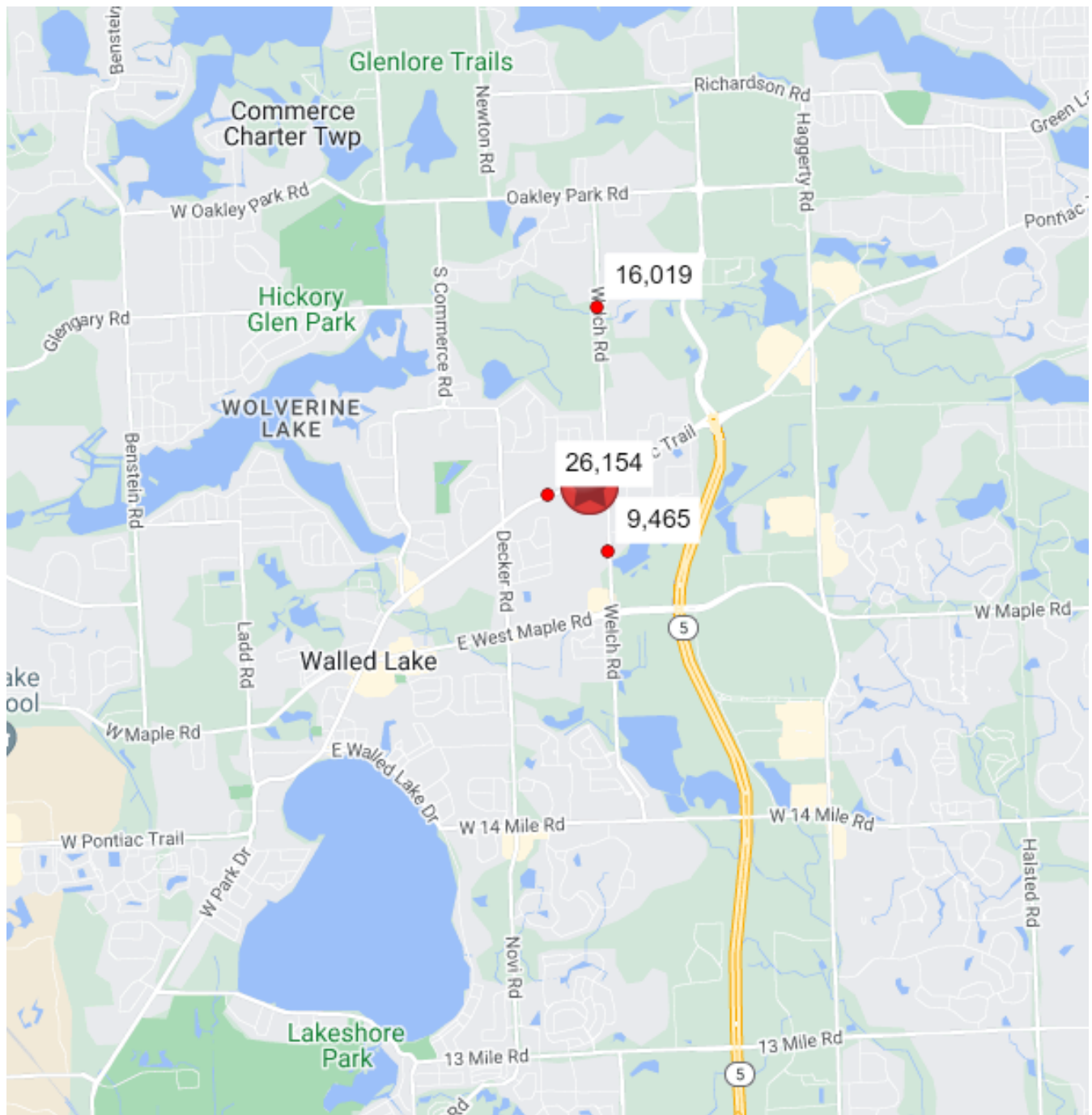
2023 Est. HH Income \$200,000 or More	12.8%	16.7%	19.0%
2023 Est. HH Income \$150,000 to \$199,999	13.1%	10.8%	12.2%
2023 Est. HH Income \$100,000 to \$149,999	16.7%	19.5%	18.8%
2023 Est. HH Income \$75,000 to \$99,999	11.0%	12.0%	11.6%
2023 Est. HH Income \$50,000 to \$74,999	19.8%	15.6%	14.4%
2023 Est. HH Income \$35,000 to \$49,999	9.0%	8.8%	8.4%
2023 Est. HH Income \$25,000 to \$34,999	7.2%	6.4%	6.2%
2023 Est. HH Income \$15,000 to \$24,999	5.1%	5.1%	4.9%
2023 Est. HH Income Under \$15,000	5.2%	5.1%	4.5%
2023 Est. Average Household Income	\$113,757	\$128,570	\$143,458
2023 Est. Median Household Income	\$96,515	\$99,576	\$107,086
2023 Est. Per Capita Income	\$50,200	\$55,671	\$59,865
2023 Est. Total Businesses	392	2,279	6,921
2023 Est. Total Employees	3,242	26,408	102,120



DEMOGRAPHICS

2160 N Pontiac Trail Commerce Charter Twp, MI 48390		1 mi radius	3 mi radius	5 mi radius
Race				
2023 Est. White		84.9%	77.6%	75.1%
2023 Est. Black		4.3%	9.4%	10.6%
2023 Est. Asian or Pacific Islander		4.8%	8.0%	9.3%
2023 Est. American Indian or Alaska Native		-	0.1%	0.1%
2023 Est. Other Races		5.8%	4.8%	4.8%
Hispanic				
2023 Est. Hispanic Population		267	2,250	5,517
2023 Est. Hispanic Population		4.4%	3.6%	3.6%
2028 Proj. Hispanic Population		4.4%	3.6%	3.6%
2020 Hispanic Population		4.8%	4.0%	3.8%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		4,507	45,997	109,977
2023 Est. Elementary (Grade Level 0 to 8)		2.1%	2.4%	2.0%
2023 Est. Some High School (Grade Level 9 to 11)		1.7%	2.6%	2.6%
2023 Est. High School Graduate		23.2%	18.2%	16.0%
2023 Est. Some College		18.7%	18.4%	17.2%
2023 Est. Associate Degree Only		12.7%	8.7%	8.8%
2023 Est. Bachelor Degree Only		27.6%	29.1%	30.7%
2023 Est. Graduate Degree		14.0%	20.6%	22.7%
Housing				
2023 Est. Total Housing Units		2,751	28,830	66,797
2023 Est. Owner-Occupied		78.6%	64.0%	67.9%
2023 Est. Renter-Occupied		18.9%	30.0%	26.8%
2023 Est. Vacant Housing		2.4%	6.0%	5.3%
Homes Built by Year				
2023 Homes Built 2010 or later		8.7%	8.0%	7.2%
2023 Homes Built 2000 to 2009		12.9%	16.4%	13.4%
2023 Homes Built 1990 to 1999		15.6%	20.5%	18.9%
2023 Homes Built 1980 to 1989		18.9%	17.5%	19.1%
2023 Homes Built 1970 to 1979		8.2%	12.4%	17.1%
2023 Homes Built 1960 to 1969		9.2%	5.4%	6.9%
2023 Homes Built 1950 to 1959		20.8%	8.1%	7.1%
2023 Homes Built Before 1949		3.3%	5.7%	5.0%
Home Values				
2023 Home Value \$1,000,000 or More		1.3%	1.9%	1.9%
2023 Home Value \$500,000 to \$999,999		10.9%	15.3%	14.4%
2023 Home Value \$400,000 to \$499,999		7.1%	13.0%	15.2%
2023 Home Value \$300,000 to \$399,999		21.1%	20.7%	23.9%
2023 Home Value \$200,000 to \$299,999		30.3%	26.4%	25.1%
2023 Home Value \$150,000 to \$199,999		14.9%	12.0%	9.8%
2023 Home Value \$100,000 to \$149,999		9.8%	5.8%	4.1%
2023 Home Value \$50,000 to \$99,999		2.4%	1.4%	1.2%
2023 Home Value \$25,000 to \$49,999		0.3%	0.9%	1.2%
2023 Home Value Under \$25,000		1.8%	2.7%	3.1%
2023 Median Home Value		\$260,490	\$309,018	\$323,719
2023 Median Rent		\$1,148	\$1,318	\$1,215

TRAFFIC COUNTS



ARTICLE 10

R1-B, ONE FAMILY RESIDENTIAL

R1-C, ONE FAMILY COTTAGE RESIDENTIAL

R1-D, ONE FAMILY NEIGHBORHOOD RESIDENTIAL

Preamble

The One Family Residential (R1-B through R1-D) Districts are hereby established for the purpose of providing a range of housing choices, encouraging the development and maintenance of suitable neighborhoods for families and children, and limiting uses that would adversely impact residential neighborhoods. The intent of these districts is to provide for an environment of predominantly one-family detached dwellings that are developed consistent with the established or desired form of the area, along with other associated uses and facilities that serve residents in the district.

The One Family Residential Districts are further established based upon the historical development patterns and the Master Plan for Commerce Township. Each district has been created to recognize the unique development patterns of particular areas of the Township.

It is the further intent of these districts to prohibit or restrict any land use or development pattern that would substantially interfere with development or continuation of one-family detached dwellings in the district, would generate traffic on minor or local roads in excess of normal traffic serving the residences on those roads, or would, because of its character or size, create requirements and costs for public services (such as fire and police protection), water supply or sewerage, substantially in excess of such requirements and costs if the district were developed solely for one-family dwellings. It is the intent to keep neighborhoods relatively quiet and free of unrelated traffic noise.

SECTION 10.01. Principal Uses Permitted

In the R-1B, R-1C and R-1D One Family Residential Districts no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided for in this Ordinance:

- A. One family detached dwellings.
- B. Agricultural uses and facilities, but not including the following agricultural operations:
 - 1. Mushroom growing, subject to Article 26.
 - 2. Production of dairy products,
 - 3. Dairy farming,
 - 4. Livestock farming, including breeding, feeding or grazing, subject to Article 26.
 - 5. Poultry or egg production, unless at least one of the following criteria is met:
 - a. The poultry or egg production satisfies the use standards set forth in Article 26; or

Article 10 – R1-B, R1-C, and R1-D, One Family Residential

- b. The subject property is 10 acres or greater, has a one family detached occupied dwelling, and the poultry or egg production is in compliance with the applicable GAAMPs as established by the Michigan Department of Agriculture or its successors.

and

6. Grain drying operations.

- C. Publicly owned and operated libraries, parks, parkways, and recreational facilities.
- D. Private subdivision parks, subject to Article 26.
- E. Municipal buildings and uses.
- F. Public, parochial and other private elementary, intermediate, and/or high schools offering courses in general education, and not operated for profit, but not including driving schools or educational facilities operated for profit,
- G. The keeping of common household pets shall be permitted without a permit provided they are not kept for purposes of breeding, boarding, sale or transfer. However, no more than three (3) dogs or cats, of more than six (6) months old, shall be permitted on any lot or parcel.
- H. Private stables, without a permit, are allowed as an accessory use to one family detached dwellings provided there is not more than one (1) horse on a lot that is less than two (2) acres in area and provided further that for each additional horse stabled thereon, one (1) acre of land shall be provided. All confinement areas and/or stables shall in all instances be located in the rear yard and shall be in upland area. No horse shall be allowed to run at large. Private stables shall be subject further to Article 26.
- I. Family Day Care Homes as provided in Article 26.
- J. Child Foster Family Home, Child Foster Family Group Home, and Adult Foster Family Home.
- K. Roadside Open Space Preservation Housing Developments subject to Article 32.
- L. Home occupations, subject to Article 26.
- M. Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses.
- N. Except in the TC, Town Center Overlay District, uses determined to be similar to the above principal permitted uses shall be allowed in accordance with the criteria set forth in Article 26 and provided they are not listed below as special land uses.
- O. Backyard poultry is allowed as an accessory use to a one family detached dwelling, subject to the applicable standards set forth in Article 26.

SECTION 10.02. Special Land Uses Permitted

The following uses may be permitted by the Planning Commission, under the purview of Article 34, after site plan review and a public hearing, and subject to other reasonable conditions which, in the opinion of the Planning Commission, are necessary to provide adequate protection to the health, safety, general welfare, morals, and comfort of the abutting property, neighborhood and Township:

ZONING ORDINANCE – R1B

Article 10 – R1-B, R1-C, and R1-D, One Family Residential

- A. Bed and Breakfast Establishments, subject to Article 26.
- B. Cemeteries, subject to Article 26.
- C. Golf Course Open Space Option, subject to Article 32.
- D. Golf courses (excluding miniature golf courses).
- E. Places of assembly.
- F. Group Day Care Home, subject to Article 26.
- G. Lake access, subject to Article 32.
- H. Private, not for profit, recreational facilities located within principally permitted residential subdivisions or principally permitted residential condominium developments including: community buildings; racquet courts (tennis, platform tennis, racquet ball, etc), provided there is not spectator seating; swimming pools and related facilities; beach facilities; and stables subject to Article 26.
- I. Residential Open Space (Cluster) Option, subject to Article 32.
- J. Roadside produce stand, subject to Article 26.
- K. Boat launch facilities, subject to Article 32.
- L. Adult Foster Care Small Group Home.
- M. Adult Foster Care Large Group Home.
- N. Accessory buildings and accessory uses customarily incidental to any of the above special land uses.
- O. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Article 26.
- P. Public Utility Buildings, provided they meet the below noted conditions:
 - 1. Front yard setback shall be a minimum of fifty (50) feet.
 - 2. Side yard setbacks shall be a minimum of twenty-five (25) feet.
 - 3. Rear yard setbacks shall be a minimum of fifty (50) feet.
 - 4. Height is limited to one story or fourteen (14) feet.
 - 5. Building materials shall be compatible with adjacent structures; traditional materials such as masonry, stone, or brick are preferred. The use of concrete block is prohibited.
 - 6. Any utility meters, conduit, etc. shall be screened or otherwise hidden so they are not visible. If vegetation is used to screen, it shall be of an evergreen variety so as to ensure year round screening.
 - 7. Exterior lighting shall comply with the requirements in Article 31. Lighting must be placed and shielded so as to direct the light onto the site and away from adjoining properties. The lighting source shall not be directly visible from adjoining properties. Floodlights, wall pack units, other types of unshielded lights, and lights where the lens is visible outside of the light fixture shall be prohibited.

ZONING ORDINANCE – R1B

Article 10 – R1-B, R1-C, and R1-D, One Family Residential

8. No more than three parking spaces shall be allowed per site. Parking shall be paved and striped according to Zoning Ordinance requirements.
9. Any fenced-in areas shall be screened with landscaping with the exception of that portion of the fencing that contains a gate/door.
10. Maximum lot coverage shall not exceed 35%.
11. Such other conditions as the Planning Commission deems appropriate in order to mitigate any potential negative effects of such a use.

SECTION 10.03. Area, Height and Bulk Requirements

See Article 6, Table of Dimensional Standards by District, limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and the maximum density permitted.

SECTION 10.04. Building Form and Composition

See Article 27 for building form and composition requirements regulating the shape, placement, design, and quality of the built environment for all residential developments subject to review per Article 35 (Site Plan Review).

ARTICLE 13 B1, LOCAL BUSINESS

Preamble

The B-1, Local Business Districts are designed for the convenience shopping of persons residing in adjacent residential areas and are intended to permit only such uses as are necessary to satisfy those limited basic shopping and/or service needs which, by their very nature and size, are not related to the shopping pattern of the Township-wide or regional shopping centers.

Uses in this district shall be subject to appropriate design, density and development standards (including density, bulk, setback and separation standards, and provisions for sufficient light and air). The standards of this district are intended to prevent congestion on public roads, reduce hazards to life and property, basic amenities, and ensure compatibility with adjacent residential uses.

The district is intended to serve as a buffer between more intensive commercial districts and abutting residential neighborhoods. This district is intended for areas not suitable for single-family residential development or desirable for high intensity commercial uses. Building sizes for permitted uses are limited to promote such appropriately scaled business development in the district.

Uses which would create hazards, loud noises, vibration, smoke, glare, heavy traffic or late hours of operation are prohibited, unless otherwise specified. Automotive-related services and other uses that would typically interfere with the continuity of retail frontage, hinder pedestrian circulation, and disrupt the functioning of this district shall be prohibited.

SECTION 13.01. Principal Uses Permitted

In the B-1 Local Business Districts no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided for in this Ordinance:

- A. Convenience oriented retail and service establishments as listed below provided no individual use alone on a lot, nor uses combined as in a multi-tenant building or shopping center, shall exceed ten thousand (10,000) gross square feet in area.
 - 1. Retail food establishments which market only convenience goods such as groceries, meats, dairy products, produce, baked goods, alcoholic beverages or similar commodities. Bakeries and delicatessens and similar take-out businesses that prepare food for retail sales are permitted (up to ten (10) percent of the floor area may be occupied by seating for consumption of food on the premises). Restaurants, bars and similar uses are hereby excluded.
 - 2. Retail merchandise establishments marketing convenience goods only, such as drugs, hardware, flowers, stationery, dry goods, notions and variety stores.
 - 3. Office for medical, dental and similar allied professions.

ZONING ORDINANCE – B1

Article 13 – B1, Local Business

- B. Banks and other similar financial institutions excluding drive-thru facilities. Automatic teller machines located outside of a building or as a freestanding use shall be adequately screened to shield neighboring residential uses from the lights and vehicle noise of patrons of the use.
- C. Personal service establishments, which perform services on the premises, such as barber and beauty shops, tanning salons, dressmaker or tailor shops, self service laundries, dry cleaning establishments with the exception of dry cleaning plants, photographic reproduction, repair shops for shoes, watches, jewelry, radios, small household appliances and similar items but excluding repair shops for lawnmowers, large appliances, furniture, motor vehicles, and similar items.
- D. Small animal veterinary clinics, provided all overnight patients are boarded within a wholly enclosed building. Boarding of animals not directly related to short term convalescence shall be prohibited.
- E. Child care centers as provided in Article 20.
- F. Municipal buildings and uses.
- G. Temporary outdoor sales events as provided in Article 26.
- H. Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses.
- I. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Article 26 and which are not listed below as special land uses.
- J. Residential uses provided they are located above the first floor of a building.

SECTION 13.02. Required Conditions

All uses shall be subject to the following conditions:

- A. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold primarily at retail on the premises where produced.
- B. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building unless otherwise provided by this Ordinance.
- C. Mixed use developments, containing a residential use are subject to the following requirements:
 - 1. With the exception of legal home occupations, no office or retail shall be located on the same floor that is used for residential purposes.
 - 2. No floor may be used in whole or part for business or office use or retail business on a floor located above a floor used for residential purposes.
 - 3. Where there are non residential and residential uses in a building, the residential uses shall be provided with separate, private entrances.
 - 4. Residential uses shall be fully integrated into the overall design of the building.

Article 13 – B1, Local Business

SECTION 13.03. Area, Height and Bulk Requirements

See Article 6, Table of Dimensional Standards by District, limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and the maximum density permitted.

ARTICLE 14

B2, COMMUNITY BUSINESS

Preamble

The B-2 Community Business Districts are designed to provide for various types of office, convenience, and comparison-shopping goods to meet the day-to-day needs of Township residents for convenience and durable goods, personal services, food, entertainment, shopping and related activities.

Uses that would create hazards, loud noises, vibration, smoke, glare or heavy traffic shall be prohibited. Parking facilities in the district shall be designed to serve the area rather than individual businesses. Unless otherwise specified, automotive-related services and other uses that would typically interfere with the continuity of retail frontage, hinder pedestrian circulation, and disrupt the functioning of this district shall also be prohibited.

Uses in this district shall be subject to appropriate design, density and development standards (including density, bulk, setback and separation standards, and provisions for sufficient light and air). The standards of this district are intended to prevent congestion on public roads, reduce hazards to life and property, provide basic amenities, and ensure compatibility with adjacent residential uses.

SECTION 14.01. Principal Uses Permitted

In the B-2 Community Business Districts no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided for in this Ordinance:

- A. Any use permitted in the B-1 District subject to the regulations applicable in this Article.
- B. Any retail business whose principal activity is the sale of new merchandise in any enclosed building, or as otherwise provided by this Ordinance.
- C. Office, showroom, or workshop of a decorator, upholsterer, or similar service business.
- D. Retail and service establishments and shopping centers exceeding ten thousand (10,000) gross square feet in floor area.
- E. Restaurants or other places serving food or beverage, except those having the character of a drive-in or drive through as defined in this Ordinance.
- F. Outdoor dining for restaurants with indoor seating, subject to the terms and conditions under Article 26.
- G. Indoor theaters.
- H. Offices as permitted in Article 21.
- I. Museums and art galleries.
- J. Instructional centers for music, art, dance, crafts, martial arts, and related uses.
- K. Temporary outdoor sales events as provided in Article 26.
- L. Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses.

ZONING ORDINANCE – B2

- M. Outdoor display and sales of Christmas trees, subject to Article 26.
- N. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Article 26 and which are not listed below as special land uses.

SECTION 14.02. Special Land Uses Permitted

The following uses may be permitted by the Planning Commission, under the purview of Article 34, after site plan review and a public hearing, and subject to other reasonable conditions which, in the opinion of the Planning Commission, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and Township:

- A. Bowling alley, when located at least one hundred (100') feet from any residential district.
- B. Drive-in or drive-through business when developed as an accessory to a principal permitted use, subject to Article 26.
- C. Private clubs, fraternal organizations and lodge halls.
- D. Golf driving ranges and miniature golf courses, subject to Article 26.
- E. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.
- F. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Article 26.
- G. Indoor Pet Service Establishments (as differentiated from kennels, which commonly have outdoor runs, are primarily operated for the sole purpose of housing healthy domestic animals overnight or for extended periods of time and are more appropriately located in industrial zoning districts, as provided for elsewhere in the Ordinance), including overnight boarding, training and grooming, provided the following conditions are met:
 - 1. The Indoor Pet Service Establishment is ancillary in both percentage of square footage and percentage of income to the Permitted Principal Use of a retail store, which offers for sale pet products and, which derives at least 80% of its income from retail sales. The pet service establishment shall be located within the same building as the retail store and be limited to 33% of the gross floor area.
 - 2. There is no exterior kennel space, runs, or exercise area, and the Indoor Pet Service Establishment shall not create any nuisances to neighboring properties or businesses with regard to odors, noise and pet waste. Odor and noise from the establishment shall not be discernable outside of the building. The Indoor Pet Service Establishment shall be contained and operate entirely within the enclosed building.
 - 3. The Indoor Pet Service Establishment shall exclude exotic and domestic farm animals. The Indoor Pet Service Establishment is limited to dogs and cats which are household pets.
 - 4. No more than one (1) dog or cat per sixty (60) square feet of building floor area. Enclosures must be appropriate to the size of the animals.
 - 5. The length of stay of animals housed in the Indoor Pet Service Establishment shall be limited to thirty (30) consecutive days for any one stay in any sixty (60) day period.

H. Dog Daycare Centers (as differentiated from Indoor Pet Service Establishments, which are operated completely indoors and are ancillary to the principal use of a retail store for the sale of pet products, and from Kennels, which commonly have outdoor runs and are primarily operated for purposes of sheltering, boarding, impounding, keeping or breeding of animals with minimal social interaction among animals), including retail sale of dog care products, grooming, overnight boarding, and outdoor play area, provided the following conditions are met:

1. Hours of operation open to the public are limited to twelve (12) hours per day and shall not extend later than 7 p.m.
2. There shall not be individual, outdoor dog runs.
3. The number of dogs cared for at any one time shall not exceed one (1) dog per seventy (70) square feet of gross floor area, indoor and outdoor enclosed area, which is subject to discretionary review by the Planning Commission.
4. Revenues for overnight boarding of dogs may not comprise more than fifty percent (50%) of the total revenue of the dog daycare center. The length of stay for boarded animals shall be limited to seven (7) consecutive days, and no outdoor boarding shall be permitted.
5. Adequate sound-attenuating and odor control measures shall be implemented so that noise or odor from inside the building will not be discernible outside the building.
6. Any outdoor play area shall be set back a minimum of 150 feet from the nearest residential dwelling.
7. The outdoor play area for the dogs shall be surrounded with a masonry wall or other material that is aesthetically compatible in terms of material, color and finish with the principal and surrounding buildings. Said wall shall be at least seven (7) feet in height and maintained in good condition at all times. Failure to maintain the fence in its original condition shall be considered a violation of the site plan approval.
8. Any outdoor play area is for periodic use only, and dogs shall not be allowed to access the outdoor play area on their own. Not more than twenty (20) dogs shall be permitted in the outdoor play area at any one time. While in the outdoor play area, dogs shall be escorted and supervised by a dog handler who will be responsible for preventing or quickly suppressing any dog behavior that may adversely impact surrounding uses, including loud or excessive barking.
9. The outdoor play area must have special canine grass designed for the purpose of covering outdoor areas for dogs, with an appropriate drainage system to control surface run-off. The outdoor play area must be maintained in a clean, sanitary manner, and adequate odor control measures shall be implemented so that odor will not be discernible beyond the property line. Solid dog waste in the outdoor play area must be promptly picked up.
10. Any dog and food waste shall be properly and lawfully disposed of to not create a litter, insect, rodent, vermin or offensive odor nuisance.
11. Applicants shall submit, at the time of special land use application, a proposed site plan and floor plan, and written operating procedures, such as those recommended by the American Boarding and Kennel Association (ABKA) or

American Kennel Club (AKC). These procedures shall be followed for the duration of the business and shall be designed to prevent or control animal behavior that may adversely impact surrounding uses, including loud or excessive barking.

SECTION 14.03. Required Conditions

All uses shall be subject to the following conditions:

- A. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold primarily at retail on the premises where produced.
- B. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building unless otherwise provided by this Ordinance.

SECTION 14.04. Area, Height and Bulk Requirements

See Article 6, Table of Dimensional Standards by District, limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and the maximum density permitted.

ARTICLE 15

B3, GENERAL BUSINESS

Preamble

The B-3, General Business Districts are designed to provide for various types of office, convenience, and comparison-shopping goods to meet the needs of a larger consumer population than served by the B-1, Local Business Districts and the B-2, Community Business Districts for convenience and durable goods, personal services, food, entertainment, shopping and related activities.

This district is further intended to provide opportunities for automobile-related businesses that generate large traffic volumes or require substantial off-street parking, and, as a result, may not be pedestrian-oriented in character. The B-3 district should be generally located near major roads and thoroughfares to prevent potential nuisances and use conflicts.

Because of the types of uses permitted in the General Business District, detailed attention shall be focused on relationships with adjacent areas, site layout, building design, and vehicular and pedestrian circulation. Development in the district shall be compatible in design with the overall Township character, designed in coordination with adjoining sites, and buffered from or located away from residential areas.

Uses that would create hazards, loud noises, vibration, smoke, glare or heavy traffic shall be prohibited. Where feasible, parking facilities shall be designed to serve multiple businesses rather than individual businesses.

Uses in this district shall be subject to appropriate design, density and development standards (including density, bulk, setback and separation standards, and provisions for sufficient light and air). The standards of this district are intended to prevent congestion on public roads, reduce hazards to life and property, provide basic amenities, and ensure compatibility with adjacent land uses.

SECTION 15.01. Principal Uses Permitted

In the B-3, Community Business Districts no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided for in this Ordinance:

- A. Any Principal Permitted Use permitted in the B-2 District subject to the regulations applicable to this Article.
- B. Bus passenger stations.
- C. Outdoor sales events as provided in Article 26.
- D. Car wash establishments, subject to Article 26.

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- E. Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses.
- F. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Article 26 and which are not listed below as special land uses.

SECTION 15.02. Special Land Uses Permitted

The following uses may be permitted by the Planning Commission, under the purview of Article 34, after site plan review and a public hearing, and subject to other reasonable conditions which, in the opinion of the Planning Commission, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and Township:

- A. Open air business uses including the retail sales of plant material not grown on site and sales of lawn furniture, playground equipment, and other garden supplies, subject to Article 26.
- B. Bowling alleys, when located no closer than one hundred (100') feet from any residential district.
- C. Automobile showrooms and outdoor sales and display space for the exclusive sale of new and used motor vehicles, travel trailers, recreational vehicles, boats and mobile houses, subject to Article 26.
- D. Drive-in and drive-through businesses, subject to Article 26.
- E. Automotive service centers, or tire, battery, and accessory centers, only when planned as an integral part of a larger planned shopping center, and located at least two hundred (200') feet from the intersection (right-of-way lines) of any two (2) roads as measured along each property line, subject to Article 26.
- F. Small equipment rental facilities. Rental items shall not include large earth moving and/or construction equipment and similar items.
- G. Funeral homes, subject to the Article 26.
- H. Outdoor recreational space for adult or children's amusement parks, carnivals, rebound tumbling facilities, miniature golf courses and golf driving ranges, subject to Article 26.
- I. Retail sales and dispensing of automotive fuels, lubricants and minor accessories only, subject to Article 26.
- J. Veterinary hospitals and clinics.
- K. Dog Daycare Centers (as differentiated from Indoor Pet Service Establishments, which are operated completely indoors and are ancillary to the principal use of a retail store for the sale of pet products, and from Kennels, which commonly have outdoor runs and are primarily operated for purposes of sheltering, boarding, impounding, keeping or breeding of animals with minimal social interaction among animals), including retail sale of dog care products, grooming, overnight boarding, and outdoor play area, provided the following conditions are met:
 - 1. Hours of operation open to the public are limited to twelve (12) hours per day and shall not extend later than 7 p.m.
 - 2. There shall not be individual, outdoor dog runs.

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3. The number of dogs cared for at any one time shall not exceed one (1) dog per seventy (70) square feet of gross floor area, indoor and outdoor enclosed area, which is subject to discretionary review by the Planning Commission.
 4. Revenues for overnight boarding of dogs may not comprise more than fifty percent (50%) of the total revenue of the dog daycare center. The length of stay for boarded animals shall be limited to seven (7) consecutive days, and no outdoor boarding shall be permitted.
 5. Adequate sound-attenuating and odor control measures shall be implemented so that noise or odor from inside the building will not be discernible outside the building.
 6. Any outdoor play area shall be set back a minimum of 150 feet from the nearest residential dwelling.
 7. The outdoor play area for the dogs shall be surrounded with a masonry wall or other material that is aesthetically compatible in terms of material, color and finish with the principal and surrounding buildings. Said wall shall be at least seven (7) feet in height and maintained in good condition at all times. Failure to maintain the fence in its original condition shall be considered a violation of the site plan approval.
 8. Any outdoor play area is for periodic use only, and dogs shall not be allowed to access the outdoor play area on their own. Not more than twenty (20) dogs shall be permitted in the outdoor play area at any one time. While in the outdoor play area, dogs shall be escorted and supervised by a dog handler who will be responsible for preventing or quickly suppressing any dog behavior that may adversely impact surrounding uses, including loud or excessive barking.
 9. The outdoor play area must have special canine grass designed for the purpose of covering outdoor areas for dogs, with an appropriate drainage system to control surface run-off. The outdoor play area must be maintained in a clean, sanitary manner, and adequate odor control measures shall be implemented so that odor will not be discernible beyond the property line. Solid dog waste in the outdoor play area must be promptly picked up.
 10. Any dog and food waste shall be properly and lawfully disposed of to not create a litter, insect, rodent, vermin or offensive odor nuisance.
 11. Applicants shall submit, at the time of special land use application, a proposed site plan and floor plan, and written operating procedures, such as those recommended by the American Boarding and Kennel Association (ABKA) or American Kennel Club (AKC). These procedures shall be followed for the duration of the business and shall be designed to prevent or control animal behavior that may adversely impact surrounding uses, including loud or excessive barking.
- L. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.
- M. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Article 26. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.

- N. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Article 26.

SECTION 15.03. Required Conditions

All uses shall be subject to the following conditions:

- A. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold primarily at retail on the premises where produced.
- B. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building unless otherwise provided by this Ordinance.

SECTION 15.04. Area, Height and Bulk Requirements

See Article 6, Table of Dimensional Standards by District, limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and the maximum density permitted.