

ARTICLE 13A
PCI PLANNED COMMERCIAL INDUSTRIAL DISTRICT

SECTION 13A.00 INTENT

The PCI Planned Commercial Industrial District is designed to accommodate land extensive commercial uses serving both residents and businesses in the Township. These uses typically include outdoor storage or display, may require large sites, access to a major thoroughfare, and may have offsite impacts. Standards are provided to create an environment of consistent attractive character and design with generous landscaping, screening, and attractive buildings, where permitted uses will not negatively impact adjacent uses in other zoning districts. The PCI District is intended to be located near the freeway, with interchange access but not immediately adjacent to the interchange. Therefore, the appearance of uses in this district is important to the image of the community and maintaining the quality of life.

The following regulations shall apply in all PCI districts. Buildings, structures, or premises, except as otherwise provided in this section, shall not be erected, altered or used except for one or more of the specified uses. Site plan review, as defined in Article 23 shall be required for all uses in the PCI District.

SECTION 13A.01 PERMITTED PRINCIPAL USES

The following uses are permitted as principal uses:

- A. Service establishments with an office, showroom, or workshop, such as an electrician, plumber, painter, heating and cooling service, upholsterer, or similar service establishment with retail adjunct.
- B. Business establishments which perform services on the premises such as, but not limited to medical offices and personal, financial, professional, business, engineering or architectural services.
- C. Essential services facilities excluding outside storage.
- D. Publicly-owned buildings and structures.
- E. Public or private parks and open space.
- F. Monument sales and mortuaries.

- G. Printing, plotting, publishing, photographic processing and blueprinting establishments.
- H. High technology service uses including computer information transfer, communication, distribution, processing, laboratory, experimental, development, technical or testing services.
- I. Alarm and security businesses, phone message centers, telemarketing businesses.
- J. Offices of manufacturers agents, sales representatives and others requiring display area and limited warehousing, subject to the following:
 - 1. Display areas shall not be for selling to the general public and shall be for restricted use of wholesale buyers and specialized merchandise not available to the public.
 - 2. Display areas shall be within a totally enclosed structure.
 - 3. Warehousing shall be accessory to the office, sales or display area, and shall be limited to quantities to support the display area and sales staff. Outbound shipment by tractor trailer or semi-truck type vehicles shall be prohibited.
- K. Vocational schools and any use charged with the principal function of technical training provided all instruction, training and testing is conducted within a completely enclosed building.
- L. Assembly halls, banquet centers, clubs, civic and fraternal organizations and lodge halls.
- M. Retail uses which typically require extensive land area including:
 - 1. Building materials establishments
 - 2. Furniture, home furnishings, and equipment stores
- N. Indoor commercial recreation facilities, including but not limited to, bowling alleys, billiard halls, indoor archery ranges, golf or soccer domes, field houses, and indoor skating rinks. Any such use shall be setback at least 100 feet from any lot line or street right-of-way line in an adjacent residential district.

SECTION 13A.02 PERMITTED ACCESSORY USES

Buildings, structures, and uses customarily accessory to any permitted principal uses shall be permitted as approved during site plan review, in accordance with Section 21.02.

SECTION 13A.03 SPECIAL LAND USES

Due to the unique characteristics of special land uses, site plan review according to Article 23 and issuance of a special land use permit according to Article 22 are required for the following:

- A. Car washes.
- B. General sales, service, minor repair, and rental of automobiles, trucks, utility trailers, recreational vehicles, watercraft, and motorcycles, excluding heavy commercial vehicles and equipment, semi tractors and trailers, and large commercial equipment.
- C. Greenhouses and landscape material sales, including lawn and garden centers, nurseries, open-air sales, and sales of lawn furniture, playground equipment, and garden supplies.
- D. Outdoor display of goods for sale, accessory to any of the principal permitted or special land uses in the PCI District, except that there shall be no outdoor display in conjunction with vehicle servicing and repair establishments. Outdoor display shall be permitted only if there is a building on the site that houses the principal use. No outdoor sales or display shall be permitted in the required setback areas for a principal building. Outdoor display areas for vehicles and in high traffic areas shall be surfaced with asphalt, concrete, or similar dust-proof surface or any material determined by the Planning Commission to be appropriate for the goods displayed. Where an outdoor display area abuts a street, landscaping shall be provided so as to buffer and breakup the appearance of the outdoor display without circumventing the total view of the product, as determined by the Planning Commission. Outdoor display shall be limited to those areas as delineated on the approved site plan, and may be permitted in front of the front building line.
- E. Outdoor storage of goods, materials and equipment, accessory to any of the principal permitted or special land uses in the PCI District. Outdoor storage shall not be permitted in any required setback area and must be located behind the front building line. All outdoor storage shall be screened from view, using an opaque fence or wall, or other method satisfactory to the Township, and shall comply with the provisions of Section 21.19.D, Outdoor Storage - Non-residential Districts. Approval of outdoor storage does not constitute approval of outdoor sales or display; see Sections 12A.03.H and 12A.04.F.
- F. Outdoor commercial recreation facilities (large scale), including but not limited to, archery ranges, paintball courses, driving ranges, and amusement parks.
- G. Drive-in theaters.
- H. Animal hospitals, kennels, and animal boarding facilities.
- I. Self-service lumber yards.

- J. Storage and warehousing facilities.
- K. Mini-warehouses.
- L. Machine shops, tool and die operations.
- M. Light assembly, fabrication, or packaging of jewelry, silverware, musical instruments and parts, toys, novelties, sporting and athletic goods, office and artist's materials, permanent signs, and advertising displays.
- N. Sales of livestock and agricultural products associated with raising or handling of livestock.
- O. Sales, rental, and service of smaller scale personal use commercial equipment such as skid steers, small footprint excavators (like those that can be rented from a typical rental store), and attachable farm-type implements as are typically used by the landscape industry behind compact tractors.
- P. Propane storage and sales.
- Q. Parking garages, bus passenger stations.
- R. Religious institutions, churches.
- S. Wind and solar energy production facilities. This use shall not include oil or gas production, processing, sweetening plants, or related operations.
- T. Essential services facilities, including outside storage. Examples of such uses include utility service yards, vehicle and equipment storage yards, and similar uses.
- U. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or a Special Land Use, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission based on the standards of Section 21.44.

SECTION 13A.04 GENERAL REQUIREMENTS FOR PCI USES

Consistent with the intent of this district, the following conditions are required to be met by all uses in the PCI district.

- A. Architecture.** All proposed development in the PCI District shall be subject to the requirements of Section 23.18, including review by the Architectural Review Committee per Section 23.18.G, and the requirements of this section. Design of sites shall utilize

quality architecture to ensure that buildings are compatible with natural and man-made surroundings, protect property values in the district, and blend harmoniously with the overall development of the district.

Building materials and colors shall relate well and be compatible in character and harmonious with other buildings planned or existing within the surrounding area. For multi-building developments, building design shall be coordinated throughout, and the layout of buildings shall form an orderly relationship. Buildings shall provide architectural variety, and enhance the overall character of the district. Buildings shall provide architectural features, details, and ornaments - such as, but not limited to archways, colonnades, towers, cornices, cupolas, or peaked rooflines - that will make each building unique. The Planning Commission may require corporate or franchise design schemes to be modified as necessary to meet these objectives.

- B. Utilities.** All utilities except electrical transmission lines constructed or relocated within the site, including: electrical service lines, appurtenances, and accessories, shall be placed underground. Any utility pad or transformer, where required to be placed above ground because of size or function, shall be screened or obscured by mature landscaping, a decorative masonry wall, or may be fully enclosed in a dedicated building constructed consistent with these regulations, and subject to the requirements of Article 21A of this Ordinance.
- C. Access.** Access to any site, including requirements for acceleration and deceleration lanes, shall meet the standards of MDOT or the Livingston County Road Commission (LCRC) as appropriate, and satisfy the standards of Section 21.54, Access Management, of this Zoning Ordinance. In those instances where the Planning Commission finds that the dimensions or configuration of the site and/or neighboring sites will result in an excessive number of ingress and egress points onto a public thoroughfare, the Planning Commission may limit such access points by requiring marginal access (frontage) roads, service drives, and/or shared driveways to prevent vehicular congestion or other traffic impairment.
- D. Primary Roads.** All sites shall have at least one property line abutting a paved, County Primary road, or shall be a part of a larger development planned to provide access directly onto or from a paved, County Primary road.
- E. Service Areas.**

 - 1. Location.** Loading zones, service drives, loading docks and ramps, overhead doors, and similar access and service facilities shall be at the side or rear of the building, shall be located entirely within the lot lines of the site, and shall be physically separated from public streets.

2. **Screening.** Service areas shall be screened from view from common public areas, general parking areas, public or private roads, service drives, and adjacent land that is zoned or used for residential purposes. Screening shall comply with the requirements of Article 21A and shall, in the determination of the Planning Commission, be sufficient to effectively reduce the adverse effects of the proposed use, in particular, glare of headlights, lighting, noise, unsightly areas such as trash pickup points, and unsightly views. Where necessary to effectively mitigate the impacts of service areas, the Planning Commission may require additional measures, such as greater setbacks, obscuring walls, berms, grade changes, and similar devices.

- F. **Outdoor Storage.** Outdoor storage of goods or materials shall be prohibited, and all business shall be conducted, and materials and equipment shall be stored, within a fully enclosed building unless special land use and site plan approval have been granted for the outdoor storage or operations. Any area of outdoor storage shall be limited to that area delineated on the site plan as recommended by the Planning Commission and approved by the Township Board.

- G. **Tent Sales, Special Events, and Similar Uses.** Grand openings, tent sales, special sales, or special events may be permitted in the PCI District only upon approval of the Zoning Administrator. Outdoor assemblies, as defined under Tyrone Township Ordinance No. 3, Outdoor Gatherings (Large), are excluded from this use category and shall only be permitted as regulated under said Ordinance No. 3. The outdoor sales of items on a non-permanent basis by persons other than the owner or tenant of the premises upon which such sales are proposed shall be subject to the requirements of Section 21.31 Temporary Uses and Structures.

Grand openings, tent sales, special sales, or special events shall be subject to the following conditions and considerations:

1. The use shall be temporary. A permit may be granted for a period not to exceed 14 days. A permit shall not be issued more than two (2) times per year for any one (1) business, parcel, or lot.
2. All merchandise offered for sale shall be a product(s) normally offered or sold by the principal business or occupant of the subject business, parcel or lot.
3. In review of the request, the Planning Commission shall consider factors such as the adequacy of parking and access; adequacy of drainage; compatibility with surrounding land uses; size, height, and type of construction of any proposed buildings and structures in relation to the surroundings; sufficient setbacks from road rights-of-way and lot lines; adequate utilities; trash disposal and site clean-up; sanitary facilities; hours of operation; outdoor lighting and signs; other licenses

or permits required; potential noise, odors, dust and glare; and other concerns that may impact the public health, safety or general welfare.

4. A performance guarantee may be required to ensure prompt termination and removal of the use, clean-up or compensation for the impacts of the temporary use.
- H. Adjacent Lots.** In conjunction with the access management standards (See 13A.04.C above), shared service roads and parking area connections may be required between adjacent lots in order to limit points of conflict along the public road and promote access management. The owners of such lots shall submit to the Township Board a properly executed agreement, to be recorded and run with the land, describing that the property owners are responsible for building, repairing, maintaining, and clearing the shared service roads and parking area connections. The agreement should also state that service roads and parking areas will not impede vehicle flow and will facilitate the safe and efficient movement of traffic. In the event a required cross access drive, shared service drive, or parking lot connection cannot be reasonably obtained in the determination of the Planning Commission, the applicant may be required to execute an easement agreement to allow the adjacent parcel(s) rights to access his/her site, and construct the portion of the easement that he/she controls in anticipation of future cooperation.
- I. Pedestrian and Non-motorized Vehicular Circulation.** All developments shall provide internal sidewalks or other paved pedestrian and non-motorized vehicular circulation routes, to the satisfaction of the Planning Commission.
- J. Open Space.** All PCI sites shall provide open space consisting of not less than 10% of the total development area. Open space may include plazas, sidewalks, accessory outdoor eating, or entertainment areas, landscaping and buffer areas and green space provided they exceed the minimums required by this Ordinance, active or passive recreation space, storm water basins which utilize best management practices to provide for an aesthetic site amenity at the discretion of the Planning Commission based upon review of the specific solution, developed outdoor spaces intended for the users of the site, and other open spaces as recommended by the Planning Commission to be consistent with the intent of this Article.
- K. Public Sanitary Sewer System.** All uses in the PCI district shall be connected to a publicly owned and operated sanitary sewer.
- L. Landscaping.** Landscaping shall be provided as required by Article 21A of this Ordinance. Landscaping shall be provided and maintained along all street frontages, service drives, in open space areas, and within parking lots, and shall meet all requirements of Article 21A.

M. Outdoor Lighting. Lighting shall be required where deemed necessary for the safety and convenience of shoppers and employees. These facilities shall be arranged so as to not create unreasonable glare or hazardous interference of any kind on abutting streets and adjacent properties, in accordance with Section 21.37 of this Ordinance.

N. Alternatives. Within the intent of this Article, the Planning Commission may approve alternatives to the above standards that it determines to be necessary to accommodate peculiar circumstances or unforeseen problems, or to carry out the spirit, intent, and purpose of this Article. The Planning Commission may approve front, side, and rear setbacks less than the minimums required on a nonconforming lot that is of record as of the date of this amendment, subject to finding that all the following are met: that the reduced setback will not negatively impact the public health, safety, or general welfare; that the reduced setback(s) will allow construction of a building that is consistent with the intent of the PCI District; and that the modification of existing building(s) will not harm the neighboring properties or traffic flow.

SECTION 13A.05 REFERENCES TO ADDITIONAL STANDARDS AND REGULATIONS

The following list of references includes additional standards and regulations applicable to any proposed use in this district:

- A. Article 2: Definitions
- B. Article 20: Schedule of Regulations (minimum lot area, lot width, setbacks, maximum height, etc.)
- C. Article 21: Supplemental District Regulations
- D. Article 21A: Landscaping and Screening
- E. Article 23: Site Plan Review and Project Evaluation Report
- F. Article 25: Off-Street Parking and Loading Regulations
- G. Article 27: Outdoor Advertising and Sign Regulations
- H. Ord. 16: Subdivision Control Ordinance
- I. Ord.25: Land Division Ordinance

REVISIONS:

- 2014 SEPTEMBER – New district established consistent with the Master Plan.
- 2016 APRIL – Amended 13A.04.N. to address the PCI District.