

ARTICLE 9A
CR II COMMERCIAL RECREATIONAL II

SECTION 9A.01 STATEMENT OF PURPOSE

The purpose of the Commercial Recreational District II is to provide for the development of recreational facilities with significant traffic volume and relatively intensive use of smaller land areas.

SECTION 9A.02 PERMITTED USES

The following and no other shall be deemed Commercial Recreational II uses and permitted in all Commercial Recreational II Districts.

- A. Golf driving ranges.
- B. Swimming beaches.
- C. Public swimming pools/clubs.
- D. Tennis or racquetball clubs.
- E. Bowling alleys.
- F. Roller-skating arenas.
- G. Any use permitted by right under Commercial Recreational District I, provided the parcel is at least forty (40) acres in size.

SECTION 9A.03 USES PERMITTED BY SPECIAL USE PERMIT

The following uses are permitted only by the issuance of a special use permit as provided for in Article 17:

- A. Ski resorts-minimum 40 acres.
- B. Fairgrounds-minimum 40 acres.
- C. Race tracks-minimum 40 acres.
- D. Other uses similar to the above, where appropriate relative to adjacent land uses.
- E. Any use permitted by special use permit under the Commercial Recreational I District, provided the parcel is at least 40 acres in size.
- F. Residential uses accessory to any use permitted in this district, upon a showing of necessity.
- G. Storage structures (non-commercial) pursuant to Section 13.37.

SECTION 9A.04 DISTRICT PROVISIONS

The following restrictions and regulations apply to uses in Commercial Recreational II Districts:

- A. Site plan review is required pursuant to Article 19 and any subsequent change in the site plan shall require a new site plan review.
- B. Each site shall be designed to comply with the performance standards in Section 13.35.

- C. Sewage facilities shall comply with standards in Section 13.03.
- D. Off street parking and loading areas shall be in accordance with standards in Article 15.
- E. Signs must be in accordance with Section 13.26.
- F. Solid waste disposal shall be provided for to handle peak loads and to minimize littering or contamination of adjacent land uses. The Township Board may require a bond to ensure compliance.
- G. Fencing of all sites shall be required unless the Township Board shall approve a substitute or deem it unnecessary to protect surrounding property owners.
- H. Permitted accessory buildings and uses are those customarily associated with any of the permitted principal uses located on the same premises.
- I. Development features and structures shall be located so as to minimize any adverse effects upon adjacent property.
- J. If the use of the facility is not continuous in nature provisions shall be made for adequate safeguarding of the premises to prevent it from becoming an attractive nuisance, which would imperil the welfare of the community.
- K. The site shall be accessible to M-59 or other major hard surface artery without creating a safety hazard to other land uses in the area. Adequate provisions should be made for handling traffic surges to safely remove traffic from public roads entering the site during peak periods and to minimize the disruption to adjacent districts. Adequate traffic control must also be provided on the site.
- L. Adequate sound and sight buffers shall be provided to shield roads and adjacent property from activities on the site. For all uses permitted after issuance or a special use permit, a 200 foot greenbelt may be required around the site for complete screening, including an earth berm at least four feet high where the site borders agricultural or residential district.
- M. Commercial uses shall be located in such a way as:
 - 1. to establish few points of ingress and egress along a public highway (not more than one entrance per 500 feet of road frontage);
 - 2. to encourage common parking area;
 - 3. to maximize land utilization in compact districts;
 - 4. to encourage development of modern centers and the creations of an attractive commercial environment;
 - 5. to encourage access drives between adjacent commercial or office uses; and
 - 6. to facilitate future building expansion in a like manner.
- N. Noise, dust, and glare shall be controlled at the property line, and shall be compatible with the residential uses in the neighborhood and mitigated on the site if necessary.
- O. Changes in water quality and quantity by site discharge and runoff shall be mitigated on site unless public facilities are available.
- P. The site shall be established and maintained with landscaping consistent with natural site qualities, functional needs, and neighborhood standards.
- Q. No material storage of any kind will be permitted outside of enclosed buildings.
- R. All exterior walls shall be constructed of stone, brick, decorative block or other approved ornamental material.
- S. Outside trash storage shall be in covered container within screened areas.

T. Adequate provisions must be made for safety of the recreational participants and neighbors from accidents related to the recreation. Bonds or insurance coverage for this purpose may be required by the Township Board.

SECTION 9A.05 FRONTAGE, AREA, HEIGHT, AND PLACEMENT REQUIREMENTS

The following dimension restrictions apply to uses in a Commercial Recreational II District:

- A. Minimum lot size - five acres except as otherwise specified.
- B. Minimum frontage of 300 feet on a public road.
- C. Maximum building height - 2 stories and 85 feet.
- D. Minimum building distance from lot line - 100 feet.

Adopted 5/19/83