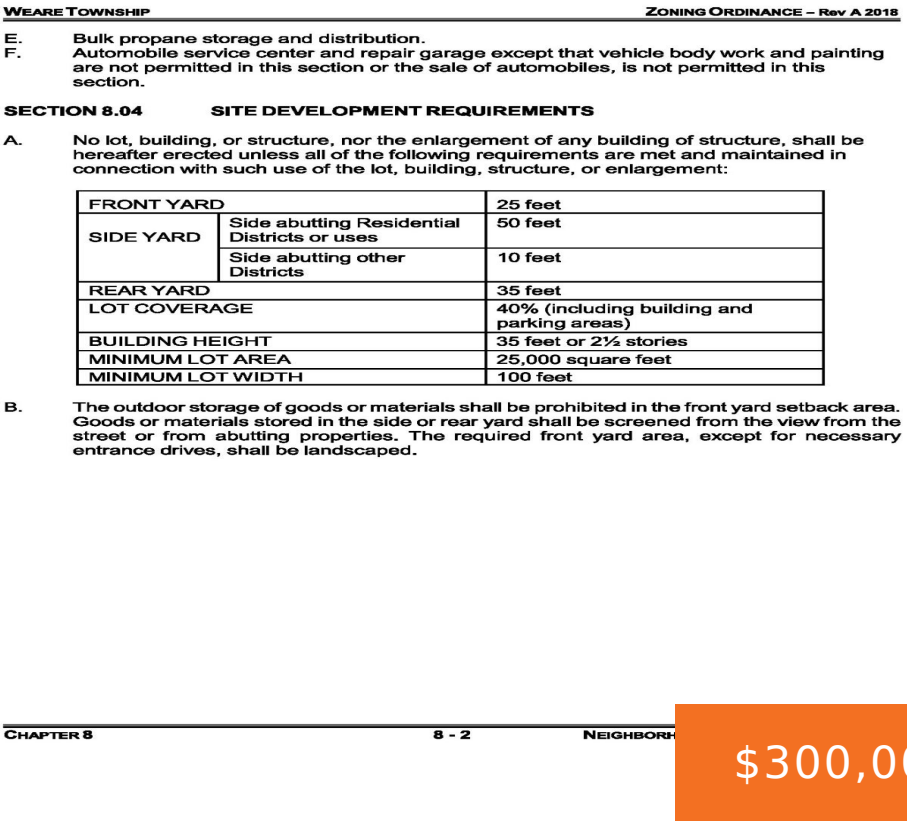
3308, MONROE, HART, MI, 49420

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WEARE TOWNSHIP ZONING ORDINANCE – Rev A 2018

E. Bulk propane storage and distribution.
F. Automobile service center and repair garage except that vehicle body work and painting are not permitted in this section or the sale of automobiles, is not permitted in this section.

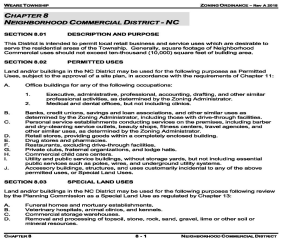
SECTION 8.04 SITE DEVELOPMENT REQUIREMENTS

A. No lot, building, or structure, nor the enlargement of any building of structure, shall be hereafter erected unless all of the following requirements are met and maintained in connection with such use of the lot, building, structure, or enlargement:

FRONT YARD		25 feet
SIDE YARD	Side abutting Residential Districts or uses	50 feet
	Side abutting other Districts	10 feet
REAR YARD		35 feet
LOT COVERAGE		40% (including building and parking areas)
BUILDING HEIGHT		35 feet or 2½ stories
MINIMUM LOT AREA		25,000 square feet
MINIMUM LOT WIDTH		100 feet

B. The outdoor storage of goods or materials shall be prohibited in the front yard setback area. Goods or materials stored in the side or rear yard shall be screened from the view from the street or from abutting properties. The required front yard area, except for necessary entrance drives, shall be landscaped.

CHAPTER 8 8 - 2 NEIGHBORH



WEARE TOWNSHIP ZONING ORDINANCE – Rev A 2018

CHAPTER 8
NEIGHBORHOOD COMMERCIAL DISTRICT - NC

SECTION 8.01 DESCRIPTION AND PURPOSE

This District is intended to permit local retail business and service uses which are desirable to serve the residential areas of the Township. Generally, square footage of Neighborhood Commercial uses should not exceed ten thousand (10,000) square feet of building area.

SECTION 8.02 PERMITTED USES

Land and/or buildings in the NC District may be used for the following purposes as Permitted Uses, subject to the approval of a site plan, in accordance with the requirements of Chapter 11:

A. Office buildings for any of the following occupations:
1. Executive, administrative, professional, accounting, drafting, and other similar professional activities as determined by the Zoning Administrator.
2. Medical and dental offices, but not including clinics.

B. Banks, credit unions, savings and loan associations, and other similar uses as determined by the Zoning Administrator, including those with drive-through facilities.
C. Personal service establishments conducting services on the premises, including barber shops, beauty parlors, shoe repair, tailor shops, dry cleaning, travel agencies, and other similar uses, as determined by the Zoning Administrator.
D. Retail stores, providing goods within a completely enclosed building.
E. Restaurants, but not including drive-through facilities.
F. Restaurants, excluding drive-through facilities.
G. Private clubs, fraternal organizations, and lodge halls.
H. Municipal uses and parks.
I. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
J. Other uses similar to the above uses, and accessory uses customarily incidental to any of the above permitted uses, or Special Land Uses.

SECTION 8.03 SPECIAL LAND USES

Land and/or buildings in the NC District may be used for the following purposes following review by the Planning Commission as a Special Land Use as regulated by Chapter 13:

A. Funeral homes and mortuary establishments.
B. Veterinary offices, animal hospitals, and kennels.
C. Commercial storage warehouses.
D. Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.

CHAPTER 8 8 - 1 NEIGHBORHOOD COMMERCIAL DISTRICT





$300,000

Weare Twp – Commercial zoning – 23.56 acres of undeveloped land with approx. 100ft of road frontage. Property is sandy soil, level and buildable. This blank canvas is ready for you to bring your vision for the future. Located approx. 1 mile from the Monroe Road expressway exit, approx. 5 miles from the Oceana Drive […]

- 0 baths
- Acreage
- Land
- Active

Basics

Category: Land
Type: Acreage
Status: Active
Bathrooms: 0 baths
Lot size: 23.56 sq ft
Lot Size Acres: 23.56 acres
County: Oceana

Call us now

Phone: (231)730-8781
Email: tuckerbennerteam@gmail.com
Address: 2747 Lakeshore Drive, Twin Lake, MI 49457

Amenities & Features

Utilities: Phone Available, Natural Gas Available, Electricity Available, None

Lot Features: Level, Buildable

School Information

High School District: Pentwater

Miscellaneous

Road Surface Type: Paved

CrossStreet: Oceana Dr

Listing Terms: Cash, Conventional

Call us now

Phone: (231)730-8781
Email: tuckerbennerteam@gmail.com
Address: 2747 Lakeshore Drive, Twin Lake, MI 49457