CHAPTER 10
AC - ANCILLARY COMMERCIAL DISTRICT

SECTION 10.1 INTENT

This District is intended to provide an appropriate location for commercial and business enterprises that complement the uses in Fowlerville’s downtown. Uses in this district require larger lots to meet future needs for expansion, and for off-street parking and open space requirements. These uses are encouraged to locate near the highway and interchanges where heavy traffic and other characteristics will not be detrimental to, or incompatible with residential uses.

SECTION 10.2 PERMITTED USES

No land and/or buildings in the AC District shall be used, erected, altered or converted, in whole or in part, except for the following purposes by right:

A. Any Permitted Use in the NSC District.

SECTION 10.3 SPECIAL USES

No land and/or buildings in the AC District shall be used, except for the following purposes when approved in accordance with the requirements of Chapter 16.

A. Outdoor display areas.
B. Drive-in establishments including restaurants, banks, dry cleaning pick-up stations, pharmacies, and other similar uses.
C. Plant nurseries and greenhouses.
D. Building supply and equipment establishments.
E. Commercial outdoor recreation.
F. Hotels and motels.
G. Vehicular repair establishments.
H. Vehicle sales.
I. Vehicle service stations.

J. Vehicle wash establishments.

K. Planned unit development.

L. Large Scale Retail Establishment
   A large scale retail establishment, commonly referred to as a “big box” store that exceeds thirty thousand (30,000) square feet in gross floor area. See Chapter 16, Section 16.6 ZZ.

(Deleted Section 10.3M; Medical Marihuana, on July 13, 2017)

SECTION 10.4 SITE DEVELOPMENT REQUIREMENTS

All Permitted Uses and Special Uses are subject to the following Site Development Requirements:

A. Site Plan Review is required for all Special Uses in accordance with Chapter 15, Section 15.1.

B. Parking is required in accordance with Chapter 15, Section 15.2.

C. Signs are permitted in accordance with the requirements of Chapter 15, Section 15.3.

D. Setbacks, height, area, and lot dimension requirements shall be met as noted on the chart in District Regulations, Chapter 14.