

ARTICLE X
LC Lake Commercial District

§ 220-10-1. Purpose of District.

This zoning district is derived from the Lake Commercial future land use classification in the Master Plan. This District is intended to serve as a limited commercial area at the west end of Algonquin Lake. Development in this area should be sensitive to surrounding existing residential development and blend-in with the nautical atmosphere of the area.

§ 220-10-2. Permitted uses.

The following uses are designated as permitted uses in this District:

- A. Bait shop (including fishing supplies and tackle).
- B. Boutique/gift shop.
- C. Essential services.
- D. General/convenience store.
- E. Ice cream shop.
- F. Neighborhood-scale dine-in restaurant.
- G. Neighborhood-scale watercraft sales, service and storage.
- H. Accessory uses/buildings/structures; provided, however, that the keeping or raising of livestock and other agricultural uses are not allowed in this District as an accessory use or otherwise. Also see §220-16-13.B. for potential implications of Michigan Right To Farm Act siting guidelines for new and expanding commercial livestock production facilities.
- I. Signs, in accordance with the applicable provisions of Article XVIII.

§ 220-10-3. Special land uses.

The following uses are designated as special land uses in this District, subject to special land use approval and site plan approval in accordance with this Chapter:

- A. Neighborhood-scale restaurant with outdoor patio/dining areas.
- B. Self-storage rental units.
- C. Other uses similar in character, nature and intensity to a designated permitted use or special land use in this district, and therefore compatible with such uses, as determined by the Zoning Administrator.
- D. Outdoor storage yard for recreational vehicles and boats.

§ 220-10-4. Density, area, height, bulk and placement regulations.

In accordance with Article XV, except as otherwise specified in this Article or Chapter.

§ 220-10-5. Site plan review.

Site plan review is required for all special land uses, and other uses as specified in § 220-21-1.B.

§ 220-10-6. Architectural standards.

The following architectural standards shall apply to buildings/structures in this District:

- A. The maximum building/structure height is 35 feet or 2 ½ stories, whichever is less.
- B. Buildings with multiple stories shall be improved with windows that add character to the structure and create a visual delineation between stories.
- C. Building façade shall bays, storefronts, entrances, columns, and other vertical elements in 20-40 horizontal foot increments to avoid uninterrupted horizontal stretches of exposed facing building and “break-up” the building façade.
- D. Exterior materials shall reflect a sense of permanence and community character. All proposed material shall be subject to Planning Commission approval.
- E. Windows shall have sills and trim.
- F. Architectural features shall be complementary with all aspects of the building elevation. For example, building materials and designs shall complement/coordinate on all sides of the building.
- G. Roof design shall be flat, hipped, or front-gabled. Flat roofs shall incorporate a decorative cornice line that clearly identifies the top of a building.
- H. The form, scale and proportion of buildings shall be consistent or compatible with the scale, form and proportion of existing development in the immediate area.
- I. Mechanical equipment on the ground or on the roof shall be screened from view.