

**ARTICLE IX**  
**BUSINESS DISTRICTS**

**SECTION 901. INTENT**

It is the purpose of this Article to provide, for viable office and commercial development in Highland Township while, at the same time, preserving the quality of adjacent and nearby residential areas. It has been determined by the Highland Township Board of Trustees that this purpose can best be achieved by limiting office and commercial development to sites which are sufficiently wide and deep to permit business areas to function and be perceived as separate and apart from nearby residential areas. Where sites which are not sufficiently wide and deep exist, the Board of Trustees has determined that the residential environment can best be protected by limiting permitted business uses to those which will have the least external impact on adjacent residences. This Article sets forth regulations for five (5) business districts, each of which has a different combination of land uses and/or area, bulk and other requirements. Each district is designed for mapping in certain locations where it's specific combinations of use, area, bulk and other requirements are more appropriate than the combinations of use, area, bulk and other requirements of the other four (4) districts. In determining uses for inclusion in each district, the Township Board has considered office and commercial use intensity factors including trip generation characteristics, trade and service area characteristics, typical hours of operation and appearance.

The OB Office Business District is intended to foster development and preservation of areas in which office uses predominate to the exclusion of almost all other uses. Such office areas are desirable because some office uses require an exclusively office environment. Office areas in which most other uses are excluded are also desirable because they are relatively more compatible with adjacent residential development. The OB Office Business District permits a range of office uses, most of which generate low traffic volumes, serve a limited trade area, have restricted hours of operation and are compatible in appearance with high quality office areas and with adjacent residential areas. The OB Office Business District permits only a limited range of non-office uses either by right or as special land uses. Development requirements for the OB Office Business District are designed to permit mapping in areas where parcel sizes are small. The OB Office Business District is intended for mapping on sites designated "Office and Low Intensity Commercial" by the Highland Township Comprehensive Plan.

The CB-1 Restricted Commercial Business District is intended to permit development of most types of convenience, comparison, personal service and office uses. The use restrictions which apply to the CB-1 Restricted Commercial Business District are intended to: 1) ensure that development will be reasonably compatible with adjacent residential areas, and 2) foster more viable commercial areas by limiting the occurrence of uses which are less likely to attract customers who will patronize neighboring establishments. Development requirements for the CB-1 Restricted Commercial Business District are designed to permit mapping in areas where parcel sizes are small. The CB-1 Restricted Commercial Business District is intended for sites designated "Office and Low Intensity Commercial" by the Highland Township Comprehensive Plan.

The CB-2 General Commercial Business District is intended to permit development of almost all types of commercial uses. In addition to the broad range of uses permitted by right in the CB-1 District, the CB-2 District also permits by right very high intensity uses such as amusement arcades, automobile filling stations, automobile washing establishments, bars, department stores, restaurants

and supermarkets. The CB-2 General Commercial Business District permits some uses which, although necessary, do not enhance a commercial area by attracting customers who are likely to patronize neighboring establishments. Development requirements for the CB-2 General Commercial Business District are designed to permit mapping in areas where parcel sizes are two to four times larger than what is typical for CB-1 Districts. The CB-2 General Commercial Business District is intended for sites designated "General Commercial" by the Highland Township Comprehensive Plan.

The CB-3 Shopping Center Business District is intended to provide development regulations for areas where shopping center and other large scale commercial development is appropriate. The CB-3 District incorporates a minimum lot area of 200,000 square feet (just over four and one half acres) and certain other provisions appropriate to relatively large scale development. The CB-3 Shopping Center Business District permits the same broad range of commercial uses that are permitted in the CB-2 General Business District. In addition, drive-in restaurants and adult oriented uses are permitted as special land uses. The CB-3 Shopping Center Business District is intended for large sites designated "General Commercial" by the Highland Township Comprehensive Plan.

The CB-4 General Service District is intended to permit a range of necessary commercial uses which are not permitted in other business districts because they do not attract customers who are likely to patronize neighboring establishments. These uses include automobile sales and service uses and certain other sales and service uses. Customers patronizing these uses are normally making special shopping trips during which they do not typically shop at neighboring uses. The use restrictions of the CB-4 General Service District help ensure the availability of sites for permitted uses by prohibiting office, convenience retail, comparison retail and personal service uses. Development requirements for the CB-4 General Service District set a relatively large minimum lot size of 80,000 square feet. The CB-4 General Service District is intended for sites designated "General Commercial" and "Restricted Industrial" by the Highland Township Comprehensive Plan.

## **SECTION 902. GENERAL REQUIREMENTS: BUSINESS DISTRICTS**

### 902-1 Permitted Uses: Business Districts

Permitted uses of land or buildings, as hereinafter listed, shall be permitted in the districts indicated under the conditions specified. No buildings or zoning lot or condominium unit shall be devoted to any use other than a use permitted here under in the zoning district in which such building or zoning lot or unit shall be located, except in accordance with the provisions of 1712, Interpretation of Use Lists.

### 902-2. Prohibited Uses: Business Districts

It is the intent of this Ordinance to specifically prohibit uses which are not listed as permitted uses, or which are not approved for addition to the list of permitted uses in accordance with Section 1712, Interpretation of Use Lists. Establishments which have more than fifteen (15) percent of their floor area devoted to other uses or to accessory uses shall be deemed in violation of this Ordinance. Outdoor sales shall be prohibited except as temporary uses where specifically permitted by this Ordinance.

902-3. Underground Placement of Public Utilities,  
Telephone and Electrical Wires: Business Districts

For all Business District uses subject to the site design standards set forth in Article XIII, telephone and electrical wires and other public utilities shall be placed underground.

902-4. Site Design Review Procedures  
and Standards: Business Districts

All uses shall be subject to the site design standards of Article XIII, and the site plan review procedures of Article XIV, and where the lot is a condominium unit, the site development regulations of Section 1104-8A for Condominium Projects.

902-5. Signs: Business Districts

Signs shall be permitted in accordance with regulations established in Article XV.

902-6. Off-Street Parking and Loading: Business Districts

Off-street parking and loading facilities, accessory to uses permitted, shall be provided in accordance with the regulations established in Article XVI.

**SECTION 903. OB OFFICE BUSINESS DISTRICT**

903-1 Principal Uses Permitted by Right: OB District

The following land and/or structure uses shall be permitted by right in the OB Office Business District subject to the lot size, yard, and building bulk requirements set forth in this Article and subject to the requirements that all business activity, products, business equipment, etc. take place in and/or are housed in a fully enclosed building

a. Lower-intensity office uses:

Accounting offices;  
Advertising agencies;  
Architectural, engineering, and similar offices;  
Business offices;

Business service establishments, including:  
Consumer credit reporting agencies;  
Duplicating services;  
Mailing and stenographic services;  
Management consulting services;  
Other similar business services;

Insurance offices, but not insurance claims centers;  
Legal offices;

Nonprofit organization offices (but not meeting halls), including:  
Civic, social, and fraternal organizations;  
Political organizations;

Professional membership organizations;  
Labor unions; and,  
Stock, bond and other brokerage establishments.

- b. Higher-intensity office uses:
  - Government offices;
  - Insurance claims centers;
  - Medical offices and outpatient clinics;
  - Personalized musical instructions; and
  - Real estate offices.
- c. Laboratories, medical and dental.
- d. Laboratories, film.
- e. Essential services as set forth in Section 180l.
- f. Personal development residential counseling center

903-2. Principal Uses Permitted as  
Special Land Uses: OB District

The following land and/or structure uses shall be permitted as special land uses in the OB Office Business District subject to the requirements set forth in this section and subject further to the standards and approval requirements as provided in Article XI:

- a. Institutional and related uses as listed below:
  - Adult care centers
  - Child-care centers and nursery schools;
  - Cultural facilities, as follows:
    - Public libraries and public art galleries;
    - Public museums and aquariums;
  - Educational facilities (non-boarding), as follows:
    - Elementary schools;
    - Junior and senior high schools;
    - Colleges and universities;
  - Extended health care facilities, as follows:
    - Hospices;
    - Nursing and convalescent homes;
  - Public service uses and buildings, as follows:
    - Fire stations;
    - Police stations;
  - Recreation and social facilities, as follows:
    - Golf courses, but not golf driving ranges, pitch and putt, or miniature golf courses;
    - Recreational buildings and community centers, noncommercial;
  - Swimming pools, noncommercial; and,
  - Tennis clubs and courts, noncommercial.

- b. Dwelling units, one or more, located above the first floor of a structure which contains another permitted principal use on the first floor.
- c. Lower-intensity personal service commercial uses
  - Barber and Beauty Shops
  - Credit unions, banks, and other low-intensity financial service offices
  - Photographic portrait studios
  - Travel agencies.
- d. Public utility uses as listed below:
  - Major transmission lines;
  - Telephone exchange and transmission equipment buildings;
  - Water pumping stations;
  - Water and waste water works, reservoirs, pumping and filtration plants.
- e. Adaptive reuse of historical homes.

903-3. Accessory Structures and Uses: OB District

Accessory structures and uses typically incidental to principal uses permitted by right or to principal special land uses shall be permitted subject to the following requirements:

- a. No accessory use shall occupy more than fifteen (15) percent of the floor area of the principal use to which it is accessory. No accessory structure or combination of accessory structures on one zoning lot shall contain a floor area which is greater than fifteen (15) percent of the floor area of the principal structure to which it or they are accessory.
- b. No accessory building shall be located in any required or unrequired front or side yard area.
- c. No accessory structure shall be constructed on any lot prior to the time of construction of the principal structure to which it is accessory.

903-4. Minimum Lot Size Requirements: OB District

- a. Minimum lot area and buildable area: 30,000 square feet.
- b. Minimum lot width: 120 feet, or one-third lot depth, whichever is greater.

903-5. Minimum Yard Requirements: OB District

- a. Minimum setback requirements:
  - 1. For principal and accessory buildings and structures:

Front: 80 feet from proposed M-59 and Oakland County Road Commission right-of-way lines, 80 feet from all other right-of-way lines.  
Side: 20 feet from least side lot line, total of 50 feet from both side lot lines, but not less than 50 feet from any lot line abutting residentially developed or zoned property.  
Rear: 50 feet from rear lot line abutting nonresidential development, 75 feet from rear lot line abutting residentially developed or zoned property.  
Water: 65 feet from high water line of subaqueous areas.

2. For septic tanks and fields:

Water: 125 feet from high water line of subaqueous areas.

- b. Required front, side and rear yards shall be unobstructed from the ground level to the sky, except by natural vegetation and by specifically permitted: 1) signs as set forth in Article XV, 2) nonresidential perimeter controls as set forth in Section 1709, 3) exterior lighting as regulated in Section 1703, 4) swimming pools and related structures as set forth in Section 1713, 5) projections into required yards as set forth in Section 1805, 6) litter containers for pedestrians as set forth in paragraph "d" below, 7) unsheltered parking areas as set forth in paragraph "e" below, and 8) driveways. Landscape features such as berms and retaining walls shall not be considered obstructions subject to a site plan review finding that any such features which are present in a particular site plan conform reasonably to the natural environment of the site and the general area in which they are proposed.
- c. Side and rear yards which abut streets shall conform to the most restrictive of the following: 1) same yard setback and other requirements as apply to front yards; 2) the same yard setback and other requirements as apply to the adjacent parcel; or the actual setback of any existing residential structure on the adjacent parcel.
- d. Areas for the temporary storage of garbage and trash shall not be located in any required or unrequired front yard area or in any required side yard area, provided that this section shall not be interpreted to prevent placing of litter containers for the use of pedestrians outdoors. All areas for the temporary storage of garbage and trash, except litter containers for pedestrians, shall be enclosed as provided in Section 1305.
- e. Unsheltered parking shall be permitted in required front, side, and rear yards, but not within required landscape buffer strips. Parking shall be permitted in unrequired front, side, and rear yard areas.
- f. Parking structures and shelters shall not be permitted in any required front, side, or rear yard. Parking structures and shelters shall be permitted in unrequired front, side, and rear yards, provided that parking shelters which are in front yards shall be completely enclosed on all sides visible from streets.

903-6. Maximum Bulk Requirements: OB District

- a. Maximum structure height:  
Stories: 2  
Feet: 25
- b. Maximum lot coverage: 30 percent for all principal and accessory buildings.
- c. Maximum building length on side facing street: There shall be no maximum building length, but buildings which exceed 100 feet on a side facing a street shall have that side divided into projecting and recessing elements with the recessed elements being at least 4 feet behind the projected elements.

903-7. Mandatory Marginal Access Drive: OB District

Uses in the OB District shall provide a marginal access drive running the full width of the property. Said marginal access drive shall be constructed according to engineering standards duly adopted by the Highland Township Board of Trustees, and shall be located so as to provide as direct a connection as is reasonably possible with existing or future marginal access drives on neighboring property. The marginal access drive requirement may be permanently or temporarily waived by the Township Board for uses which are located on a street which serves no through traffic or minimal amounts of through traffic, and for uses located where there are no business neighbors on either side during the period the waiver is in effect.

903-8. Other Requirements: OB District

See articles XI through XVIII for additional requirements where applicable.

**SECTION 904. CB-1 RESTRICTED COMMERCIAL BUSINESS DISTRICT**

904-1 Principal Uses Permitted by Right: CB-1 District

The following land and/or structure uses shall be permitted by right in the CB-1 Restricted Commercial Business District subject to the lot size, yard, and building bulk requirements set forth in this Article and subject to the requirement that all business activity, products, business equipment, etc. take place in and/or are housed in a fully enclosed building except as other provided for in this Ordinance:

- a. Lower-intensity office uses:  
Accounting offices;  
Advertising agencies;  
Architectural, engineering, and similar offices;

Business offices;  
Business service establishments, including:  
    Consumer credit reporting agencies;  
    Duplicating services;  
    Mailing and stenographic services;  
    Management consulting services;  
    Other similar business services;  
Insurance offices, but not insurance claims centers;  
Legal offices;  
Nonprofit organization offices (but not meeting  
    halls), including:  
    Civic, social, and fraternal organizations;  
    Political organizations;  
    Professional membership organizations;  
    Labor unions; and,  
Stock, bond, and other brokerage establishments.

b. Higher-intensity office uses:

Government offices;  
Insurance claims centers;  
Medical offices and outpatient clinics;  
Personalized musical instructions; and  
Real estate offices.

c. Lower-intensity convenience commercial uses:

Dry goods and notions stores;  
Flower shops;  
Ticket agencies, entertainment;  
Ticket agencies, transportation;  
Tobacco shops; and,  
Travel agencies.

d. Higher-intensity convenience commercial uses:

Drug stores and pharmacies;  
    Food stores, including grocery stores and specialized food stores such  
    as bakeries and delicatessens, but not including supermarkets;  
Hardware, paint and wallpaper stores;  
Ice cream parlors; and,  
Party stores.

e. Lower-intensity personal service uses:

Barber and beauty shops;  
Children's music and dance schools;  
Dry cleaners and laundromats, but not those with more than 25 percent of  
    their retail dollar volume from off-premise pick-up stations;

Martial arts studios and exercise studios;  
Pet grooming establishments, but not kennels;  
Photographic studios; and,  
Tailor and dressmaker shops.

f. Lower-intensity comparison commercial uses:

Art merchandising studios;  
Art supply stores;  
Book and stationery stores;  
Boutiques;  
Business machine sales;  
Camera stores;  
Carpet, rug, and other flooring stores;  
Coin and philatelic stores;  
Furniture stores;  
Gift shops;  
Hearing aid stores;  
Interior decorators;  
Jewelry stores, costume;  
Jewelry stores, fine;  
Key shops;  
Leather and luggage stores;  
Locksmith stores;  
Musical instrument sales;  
Office supply stores;  
Optician retail sales;  
Picture framing; and,  
Security equipment stores, but not the installation  
of equipment on motor vehicles.

g. Higher-intensity comparison commercial uses:

Bait shops;  
Banks, savings and loans, credit unions and other financial institutions;  
Bicycle sales and service stores;  
Building and remodeling contractor showrooms;  
Catering facilities;  
Clothing stores;  
Electrical showrooms and shops;  
Exterminating shops;  
Garden equipment and supply stores;  
Glass stores;  
Hobby and craft stores;  
Household appliance stores;  
Music and record stores;  
Novelty shops;  
Pet stores;  
Plumbing showrooms and supply shops;  
Sporting goods;

Enacted: October 11, 2000  
Amended: July 23, 2003  
Amended: September 10, 2003  
Amended: October 22, 2003  
Amended: November 24, 2003  
Amended: July 26, 2006

Tobacco shops;  
Toy stores; and  
Video cassette clubs and rental establishments.

- h. Drive-through facilities for permitted uses.
- i. Essential services as set forth in Section 1801.
- j. Funeral homes and mortuaries.
- k. Laboratories, medical and dental.
- l. Laboratories, film.
- m. Personal development residential counseling center
- n. Trade schools not involving industrial, motor vehicles or other heavy equipment.
- o. Veterinary establishments with ancillary facilities for overnight care of animals provided such overnight care is provided only in conjunction with medical treatment and provided animals are kept within a completely enclosed building at all times.

904-2. Principal Uses Permitted as  
Special Land Uses: CB-1 District

The following land and/or structure uses shall be permitted in the CB-1 Restricted Commercial Business District subject to the requirements set forth in this section and subject further to the standards and approval requirements as provided in Article XI.

- a. Arcades including pinball and electronic game arcades, pool halls and similar amusement establishments provided that all such uses shall be located in a commercial center of three or more individual businesses other than such uses, and provided further that the gross square footage of such uses shall not exceed twenty-five (25) percent of the total gross square footage of the commercial center.
- b. Dwelling units, one or more, located above the first floor of a structure which contains another permitted principal use on the first floor.
- c. Art, sculptor and composer studios.
- d. Automotive parts and accessory stores, but not the installation of parts and accessories.
- e. Institutional and related uses as listed below:  
Adult care centers  
Child-care centers and nursery schools;

Enacted: October 11, 2000  
Amended: July 23, 2003  
Amended: September 10, 2003  
Amended: October 22, 2003  
Amended: November 24, 2003  
Amended: July 26, 2006

9.10

Cultural facilities, as follows:

Public libraries and public art galleries;  
Public museums and aquariums;

Educational facilities (non-boarding), as follows:

Elementary schools;  
Junior and senior high schools;  
Colleges and universities;

Extended health care facilities, as follows:

Hospices;  
Nursing and convalescent homes;

Public service uses and buildings, as follows:

Fire stations;  
Police stations;

Recreation and social facilities, as follows:

Golf courses, but not golf driving ranges, pitch and putt, or miniature  
golf courses;  
Recreational buildings and community centers, noncommercial;  
Swimming pools, noncommercial;  
Tennis clubs and courts, noncommercial.

f. Public utility uses as listed below:

Major transmission lines;  
Telephone exchange and transmission equipment buildings;  
Water pumping stations;  
Water and waste water works, reservoirs, pumping  
and filtration plants.

g. Restaurants, drive-through, fast food, and standard.

h. Temporary outdoor activities conducted by a retail business permitted by right  
or as a special land use may be permitted as follows:

Daily outdoor displays  
Temporary outdoor sales

Temporary outdoor storage  
Seasonal outdoor stock

i. Banquet equipment rental and party supply retail.

j. Adaptive reuse of historical homes.

k. Taxidermists

904-3. Accessory Structures and Uses: CB-1 District

Accessory structures and uses typically incidental to principal uses permitted by right  
or to principal special land uses shall be permitted subject to the following  
requirements:

Enacted: October 11, 2000  
Amended: July 23, 2003  
Amended: September 10, 2003  
Amended: October 22, 2003  
Amended: November 24, 2003  
Amended: May 9, 2007

- a. No accessory use shall occupy more than fifteen (15) percent of the floor area of the principal use to which it is accessory. No accessory structure or combination of accessory structures on one zoning lot shall contain a floor area which is greater than fifteen (15) percent of the floor area of the principal structures to which it or they are accessory.
- b. No accessory building shall be located in any required or unrequired front or side yard area.
- c. No accessory structure shall be constructed on any lot prior to the time of construction of the principal structure to which it is accessory.

904-4. Minimum Lot Size Requirements: CB-1 District

- a. Minimum lot area and buildable area: 30,000 square feet.
- b. Minimum lot width: 120 feet or one-third lot depth, whichever is greater.

904-5. Minimum Yard Requirements: CB-1 District

- a. Minimum setback requirements:
  1. For principal and accessory buildings and structures:

Front:	80 feet from M-59 and proposed Oakland Commission right-of-way lines, and 80 feet from all other right-of-way lines.
Side:	20 feet from least side lot line, total of 50 feet from both side lot lines, but not less than 50 feet from any lot line abutting residentially developed or zoned property.
Rear:	50 feet from rear lot line abutting nonresidential development, 75 feet from rear lot line abutting residentially developed or zoned property.
Water:	65 feet from high water line of subaqueous areas.
  2. For septic tanks and fields:

Water:	125 feet from high water line of subaqueous areas.
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- b. Required front side and rear yards shall be unobstructed from the ground level to the sky, except by natural vegetation and by specifically permitted: 1) signs as set forth in Article XV, 2) nonresidential perimeter controls as set forth in Section 1709, 3) exterior lighting as regulated in Section 1703, 4) swimming pools and related structures as set forth in Section 1713, 5) projections into required yards as set forth in Section 1805, 6) litter containers for pedestrians as set forth in paragraph "d" below, 7) unsheltered parking areas as set forth in

paragraph "e" below, and 8) driveways. Landscape features such as berms and retaining walls shall not be considered obstructions subject to a site plan review finding that any such features which are present in a particular site plan conform reasonably to the natural environment of the site and the general area in which they are proposed.

- c. Side and rear yards which abut streets shall conform to the most restrictive of the following: 1) same yard setback and other requirements as apply to front yards; 2) the same yard setback and other requirements as apply to the adjacent parcel; or the actual setback of any existing residential structure on the adjacent parcel.
- d. Areas for the temporary storage of garbage and trash shall not be located in any required or unrequired front yard area or in any required side yard area, provided that this section shall not be interpreted to prevent placing of litter containers for the use of pedestrians outdoors. All areas for the temporary storage of garbage or trash, except litter containers for pedestrians, shall be enclosed as provided in Section 1305.
- e. Unsheltered parking shall be permitted in required front, side, and rear yards, but not within required landscape buffer strips. Parking shall be permitted in unrequired front, side, and rear yard areas.
- f. Parking structures and shelters shall not be permitted in any required front, side, or rear yard. Parking structures and shelters shall be permitted in unrequired front, side, and rear yards, provided that parking shelters which are in front yards shall be completely enclosed on all sides visible from streets.
- g. A building may be constructed on 1 side lot line of a lot provided that: 1) such building is adjacent to another building which is constructed on the side lot line of the adjacent lot; 2) both lots are in the same zoning district; and 3) recorded deed restrictions establish mutual access and shared parking for the lots. In determining the parking requirements and permitted uses of such a lot, only the parking spaces and uses on said lot shall be considered.

904-6. Maximum Bulk Requirements: CB-1 District

- a. Maximum structure height:  
  
Stories: 2  
Feet: 25
- b. Maximum lot coverage: 30 percent for all principal and accessory buildings.

904-7. Mandatory Marginal Access Drives: CB-1 District

All uses in CB-1 Districts shall provide a marginal access drive running the full width of the property. Said marginal access drive shall be constructed according to engineering standards duly adopted by the Highland Township Board of Trustees, and shall be located so as to provide as direct a connection as is reasonably possible with existing or future marginal access drives on neighboring property. The marginal access drive requirement may be permanently or temporarily waived by the Township Board for uses which are located on a street which serves no through traffic or minimal amounts of through traffic, and for uses located where there are no business neighbors on either side during the period the waiver is in effect.

904-8. Other Requirements: CB-1 District

See articles XI through XVIII for additional requirements where applicable.

**SECTION 905. CB-2 GENERAL COMMERCIAL BUSINESS DISTRICT**

905-1. Principal Uses Permitted by Right: CB-2 District

The following land and/or structure uses shall be permitted by right in the CB-2 General Commercial Business District subject to the lot size, yard, and building bulk requirements set forth in this Article and subject to the requirement that all business activity, products, business equipment, etc. take place in and/or are housed in a fully enclosed building except as otherwise provided for in this Ordinance:

a. Lower-intensity office uses:

Accounting offices;  
Advertising agencies;  
Architectural, engineering, and similar offices;  
Business offices;  
Business service establishments, including:  
Consumer credit reporting agencies;  
Duplicating services;  
Mailing and stenographic services;  
Management consulting services;  
Other similar business services;  
Insurance offices, but not insurance claims centers;  
Legal offices;  
Nonprofit organization offices (but not meeting halls), including:  
Civic, social, and fraternal organizations;  
Political organizations;  
Professional membership organizations;  
Labor unions; and,  
Stock, bond, and other brokerage establishments.

- b. Higher-intensity office uses:
  - Government offices;
  - Insurance claims centers;
  - Medical offices and outpatient clinics;
  - Personalized music instructions; and,
  - Real estate offices.
  
- c. Lower-intensity convenience commercial uses:
  - Dry goods and notions stores;
  - Flower shops;
  - Ticket agencies, entertainment;
  - Ticket agencies, transportation;
  - Tobacco shops; and,
  - Travel agencies.
  
- d. Higher-intensity convenience commercial uses:
  - Drug stores and pharmacies;
  - Food stores, including grocery stores and specialized food stores such as bakeries and delicatessens, but not including supermarkets;
  - Hardware, stores, including minor accessory repairs when provided as an accessory use to the principal use permitted;
  - Ice cream parlors;
  - Paint and wallpaper stores; and
  - Party stores.
  
- e. Lower-intensity personal service uses:
  - Barber and beauty shops;
  - Children's music and dance schools;
  - Dry cleaners and laundromats, but not those with more than 25 percent of their retail dollar volume from off-premise pick-up stations;
  - Martial arts studios and exercise studios;
  - Pet grooming establishments, but not kennels;
  - Photographic studios;
  - Tailor and dressmaker shops; and
  - Tattoo salons
  
- f. Lower-intensity comparison commercial uses:
  - Art merchandising studios;
  - Art supply stores;
  - Book and stationery stores;
  - Boutiques;
  - Business machine sales;

Camera stores;  
Carpet, rug, and other flooring stores;  
Coin and philatelic stores;  
Furniture stores;  
Gift shops;  
Hearing aid stores;  
Interior decorators;  
Jewelry stores, costume;  
Jewelry stores, fine;  
Key shops;  
Leather and luggage stores;  
Locksmith stores;  
Musical instrument sales;  
Office supply stores;  
Optician retail sales;  
Picture framing; and,  
Security equipment stores, but not the installation  
of equipment on motor vehicles except as a special use.

g. Higher-intensity comparison commercial uses:

Bait shops;  
Banks, savings and loans, credit unions, and other financial institutions;  
Bicycle sales and service stores;  
Building and remodeling contractor showrooms;  
Clothing stores;  
Electrical showrooms and shops;  
Electronic equipment sales and service  
Exterminating shops;  
Garden equipment and supply stores;  
Glass stores, but not the repair and installation of glass on automobile vehicles  
except as a special use;  
Hobby and craft stores;  
Household appliance stores;  
Music and record stores;  
Novelty shops;  
Pet stores;  
Plumbing showroom and supply shops, including minor accessory repairs as  
an accessory use to the principal use permitted;  
Sporting goods;  
Tobacco shops;  
Toy stores; and,  
Video cassette clubs and rental establishments.

- h. General Commercial uses:
  - Aerobic exercise and dance facilities;
  - Auction rooms;
  - Catering facilities;
  - Churches and other facilities for religious activities;
  - Clubs and lodges, private;
  - Dry cleaning and laundry establishments;
  - Janitorial equipment and supply establishments;
  - Mail order and catalogue stores;
  - Medical and dental supply sales and rental stores;
  - Meeting halls and banquet halls;
  - Monument sales establishments;
  - Newspaper distributing agencies;
  - Nurseries, retail, for the sale of plant materials grown off the premises;
  - Parking lots and garages;
  - Pawn shops;
  - Physical, cultural and commercial health services, including gymnasiums, swimming pools, tennis and racquetball facilities, reducing and massage salons and public baths;
  - Taxidermists; and,
  - Theaters, indoor.
- i. Arcades including pinball and electronic game arcades, pool halls, and similar amusement establishments provided that all such uses shall be located in a commercial center of three or more individual businesses other than such uses and provided further that the gross square footage of such uses shall not exceed 25 percent of the total gross square footage of the commercial center.
- j. Art, sculptor and composer studios.
- k. Automobile gas filling stations and oil filling stations, including the installation of minor accessories as they relate to the oil change use.
- l. Automobile and light truck parts and accessory stores, but not the installation of parts and accessories on automotive vehicles except as a special use.
- m. Automobile washing establishments, attended, but not self service.
- n. Bars.
- o. Department and variety stores.

- p. Drive-through facilities for permitted uses.
- q. Essential services as set forth in Section 1801.
- r. Funeral homes and mortuaries.
- s. Laboratories, medical and dental.
- t. Laboratories, film.
- u. Personal development residential counseling center
- v. Restaurants, drive-through, fast food, and standard.
- w. Supermarkets.
- x. Trade schools not involving industrial, motor vehicles or other heavy equipment.
- y. Veterinary establishments with ancillary facilities for overnight care of animals provided such overnight care is provided only in conjunction with medical treatment and provided animals are kept within a completely enclosed building at all times.

905-2. Principal Uses Permitted as  
Special Land Uses: CB-2 District

The following land/or structure uses shall be permitted as special land uses in the CB-2 General Commercial Business District subject to the requirements set forth in this section and subject further to the standards and approval requirements as provided in Article XI.

- a. Amusement establishments, including bowling alleys, skating rinks, indoor shooting ranges and dance halls.
- b. Dwelling units, one or more, located above the first floor of a structure which contains another permitted principal use on the first floor.
- c. Golf driving ranges, pitch and putt courses (Par-3), miniature golf courses and similar outdoor recreational uses.
- d. Hotels and motels.

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- e. Institutional and related uses as listed below:
  - Adult care centers
  - Child-care centers and nursery schools;
  - Cultural facilities, as follows:
    - Public libraries and public art galleries;
    - Public museums and aquariums;
  - Educational facilities (non-boarding), as follows:
    - Elementary schools;
    - Junior and senior high schools;
    - Colleges and universities;
  - Extended health care facilities, as follows:
    - Hospices;
    - Nursing and convalescent homes;
  - Public service uses and buildings, as follows:
    - Fire stations;
    - Police stations;
  - Recreation and social facilities, as follows:
    - Golf courses,
  - Recreational buildings and community centers, noncommercial;
    - Swimming pools, noncommercial; and,
    - Tennis club and courts, noncommercial.
  
- f. Public utility uses as listed below:
  - Electrical substations;
  - Gas regulator stations;
  - Major transmission lines;
  - Telephone exchange and transmission equipment buildings;
  - Railroad rights-of-way, but excluding railroad yards and shops;
  - Water pumping stations; and,
  - Water and waste water works, reservoirs, pumping and filtration plants.
  
- g. Repairs and installation of automobile and light truck aftermarket accessories such as windshields, bed liners, running boards, sunroofs, electronic devices, and other similar light duty parts and accessories.
  
- h. Sales of marine parts and accessories and the installation of small parts and accessories.
  
- i. Temporary outdoor activities conducted by a retail business permitted by right or as special land uses may be permitted as follows:
  - Daily outdoor displays
  - Temporary outdoor sales
  - Temporary outdoor storage
  - Seasonal outdoor stock
  
- j. Adaptive reuse of historical homes.

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905-3. Accessory Structures and Uses: CB-2 District

Accessory structures and uses typically incidental to principal uses permitted by right or to principal special land uses shall be permitted subject to the following requirements:

- a. No accessory use shall occupy more than fifteen (15) percent of the floor area of the principal use to which it is accessory. No accessory structure or combination of accessory structures on one zoning lot shall contain a floor area which is greater than fifteen (15) percent of the floor area of the principal structures to which it or they are accessory.
- b. No accessory building shall be located in any required or unrequired front or side yard area.
- c. No accessory structure shall be constructed on any lot prior to the time of construction of the principal structure to which it is accessory.

905-4. Minimum Lot Size Requirements: CB-2 District

- a. Minimum lot area and buildable area: 30,000 square feet.
- b. Minimum lot width: 150 feet, or one-third lot depth, whichever is greater.

905-5. Minimum Yard Requirements: CB-2 District

- a. Minimum setback requirements:
  1. For principal and accessory buildings and structures:

Front:	80 feet from M-59 and proposed Oakland County Road Commission right-of-way lines, and 80 feet from all other right-of-way lines.
Side:	20 feet from least side lot line, total of 50 feet from both side lot lines, but not less than 50 feet from any lot line abutting residentially developed or zoned property.
Rear:	50 feet from rear lot line abutting nonresidential development, 75 feet from rear lot line abutting residentially developed or zoned property.
Water:	65 feet from high water line of subaqueous areas.
  2. For septic tanks and fields:

Water:	125 feet from high water line of subaqueous areas.
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- b. Required front side and rear yards shall be unobstructed from the ground level to the sky, except by natural vegetation and by specifically permitted: 1) signs as set forth in Article XV, 2) nonresidential perimeter controls as set forth in Section 1709, 3) exterior lighting as regulated in Section 1703, 4) swimming pools and related structures as set forth in Section 1713, 5) projections into required yards as set forth in Section 1805, 6) litter containers for pedestrians as set forth in paragraph "d" below, 7) unsheltered parking areas as set forth in paragraph "e" below, and 8) driveways. Landscape features such as berms and retaining walls shall not be considered obstructions subject to a site plan review finding that any such features which are present in a particular site plan conform reasonably to the natural environment of the site and the general area in which they are proposed.
- c. Side and rear yards which abut streets shall conform to the most restrictive of the following: 1) same yard setback and other requirements as apply to front yards; 2) the same yard setback and other requirements as apply to the adjacent parcel; or the actual setback of any existing residential structure on the adjacent parcel.
- d. Areas for the temporary storage of garbage and trash shall not be located in any required or unrequired front yard area, or in any required side yard area, provided that this section shall not be interpreted to prevent placing of litter containers for the use of pedestrians outdoors. All areas for the temporary storage of garbage or trash, except litter containers for pedestrians, shall be enclosed as provided in Section 1305.
- e. Unsheltered parking shall be permitted in required front, side, and rear yards, but not within required landscape buffer strips. Parking shall be permitted in unrequired front, side and rear yard areas.
- f. Parking structures and shelters shall not be permitted in any required front, side, or rear yard. Parking structures and shelters shall be permitted in unrequired front, side, and rear yards, provided that parking shelters which are in front yards shall be completely enclosed on all sides visible from streets.

905-6. Maximum Bulk Requirements: CB-2 District

- a. Maximum structure height:  
Stories: 2  
Feet: 25
- b. Maximum lot coverage: 30 percent for all principal and accessory buildings.

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905-7. Mandatory Marginal Access Drive: CB-2 District

Uses in CB-2 Districts shall provide a marginal access drive running the full width of the property. Said marginal access drive shall be constructed according to engineering standards duly adopted by the Highland Township Board of Trustees, and shall be located so as to provide as direct a connection as is reasonably possible with existing or future marginal access drives on neighboring property. The marginal access drive requirement may be permanently or temporarily waived by the Township Board for uses which are located on a street which serves no through traffic or minimal amounts of through traffic, and for uses located where there are no business neighbors on either side during the period the waiver is in effect.

905-8. Other Requirements: CB-2 District

See articles XI through XVIII for additional requirements where applicable.

**SECTION 906. SHOPPING CENTER BUSINESS DISTRICT**

906-1. Principal Uses Permitted by Right: CB-3 District

The following land and/or structure uses shall be permitted by right in the CB-3 Shopping Center Business District subject to the lot size, yard, and building bulk requirements set forth in this Article and subject to the requirement that all business activity, products, business equipment, etc. take place in and/or are housed in a fully enclosed building except as otherwise provided for in this Ordinance:

a. Lower-intensity office uses:

Accounting offices;  
Advertising agencies;  
Architectural, engineering, and similar offices;  
Business offices;  
Business service establishments, including:  
    Consumer credit reporting agencies;  
    Duplicating services;  
    Mailing and stenographic services;  
    Management consulting services;  
    Other similar business services;  
Insurance offices, but not insurance claims centers;  
Legal offices;  
Nonprofit organization offices (but not meeting halls), including:  
    Civic, social, and fraternal organizations;  
    Political organizations;  
    Professional membership organizations;  
    Labor unions; and,  
Stock, bond, and other brokerage establishments.

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- b. Higher-intensity office uses:
  - Government offices;
  - Insurance claims centers;
  - Medical offices and outpatient clinics;
  - Personalized music instructions; and
  - Real estate offices.
  
- c. Lower-intensity convenience commercial uses:
  - Dry goods and notions stores;
  - Flower shops;
  - Ticket agencies, entertainment;
  - Ticket agencies, transportation;
  - Tobacco shops; and,
  - Travel agencies.
  
- d. Higher-intensity convenience commercial uses:
  - Drug stores and pharmacies;
  - Food stores, including grocery stores and specialized food stores such as bakeries and delicatessens, but not including supermarkets;
  - Hardware stores, including minor accessory repairs when provided as an accessory use to the principal permitted use;
  - Ice cream parlors;
  - Paint and wallpaper stores; and
  - Party stores.
  
- e. Lower-intensity personal service uses:
  - Barber and beauty shops;
  - Children's music and dance schools;
  - Dry cleaners and Laundromats, but not those with more than 25 percent of their retail dollar volume from off-premise pick-up stations;
  - Martial arts studios and exercise studios;
  - Pet grooming establishments, but not kennels;
  - Photographic studios;
  - Tailor and dressmaker shops.
  
- f. Lower-intensity comparison commercial uses:
  - Art merchandising studios;
  - Art supply stores;
  - Book and stationery stores;
  - Boutiques;
  - Business machine sales;

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Camera stores;  
Carpet, rug, and other flooring stores;  
Coin and philatelic stores;  
Electronic equipment sales;  
Furniture stores;  
Gift shops;  
Hearing aid stores;  
Interior decorators;  
Jewelry stores, costume;  
Jewelry stores, fine;  
Key shops;  
Leather and luggage stores;  
Locksmith stores;  
Musical instrument sales;  
Office supply stores;  
Optician retail sales;  
Picture framing; and,  
Security equipment stores, but not the installation of equipment on motor vehicles except as a special use.

g. Higher-intensity comparison commercial uses:

Bait shops;  
Banks, savings and loans, credit unions and other financial institutions;  
Bicycle sales and service stores;  
Building and remodeling contractor showrooms;  
Clothing stores;  
Electrical showrooms and shops;  
Extermination shops;  
Garden equipment and supply stores;  
Glass stores, but not the repair and installation of glass on automotive vehicles except as a special use.  
Hobby and craft stores;  
Household appliance stores;  
Music and record stores;  
Novelty shops;  
Pet stores;  
Plumbing showrooms and supply shops, including minor accessory repairs when provided as an accessory use to the principal use permitted.  
Sporting goods;  
Tobacco shops;  
Toy stores; and,  
Video cassette clubs and rental establishments.

- h. General Commercial uses:
  - Aerobic exercise and dance facilities;
  - Auction rooms;
  - Catering facilities;
  - Churches and other facilities for religious activities;
  - Clubs and lodges, private;
  - Dry cleaning and laundromat establishments;
  - Janitorial equipment and supply establishments;
  - Mail order and catalogue stores;
  - Medical and dental supply sales and rental stores;
  - Meeting halls and banquet halls;
  - Monument sales establishments;
  - Newspaper distributing agencies;
  - Nurseries, retail, for the sale of plant materials grown off the premises;
  - Parking lots and garages;
  - Pawn shops;
  - Physical, cultural and health commercial services, including gymnasiums, swimming pools, tennis and racquetball facilities, reducing and massage salons and public baths;
  - Taxidermists; and,
  - Theaters, indoor.
- i. Arcades including pinball and electronic game arcades, pool halls, and similar amusement establishments provided that all such uses shall be located in a commercial center of three or more individual businesses other than such uses and provided further that the gross square footage of such uses shall not exceed 25 percent of the total gross square footage of the commercial center.
- j. Art, sculptor and composer studios.
- k. Automobile filling stations and oil filling stations, including the installation of minor accessories as they relate to the oil change use.
- l. Automobile and light truck parts and accessory stores, but not the installation of parts and accessories on automotive vehicles except as a special use.
- m. Automobile washing establishments, attended but not self-service.
- n. Bars.
- o. Department and variety stores.
- p. Drive-through facilities for permitted uses.
- q. Essential services as set forth in Section 180l.
- r. Funeral homes and mortuaries.

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- s. Institutional and related uses as listed below:
  - Adult care centers
  - Child-care centers and nursery schools.
  - Cultural facilities, as follows:
    - Public libraries and public art galleries;
    - Public museums and aquariums;
  - Educational facilities (non-boarding), as follows:
    - Elementary schools;
    - Junior and senior high schools;
    - Colleges and universities;
  - Extended health care facilities, as follows:
    - Hospices;
    - Nursing and convalescent homes;
  - Public service uses and buildings, as follows:
    - Fire stations;
    - Police stations;
  - Recreation and social facilities, as follows:
    - Golf courses, but not golf driving ranges, pitch and putt, or miniature golf courses;
    - Recreational buildings and community centers, noncommercial;
    - Swimming pools, noncommercial; and,
    - Tennis clubs and courts, noncommercial.
- t. Laboratories, medical and dental.
- u. Laboratories, film.
- v. Personal development residential counseling center
- w. Public utility uses as listed below:
  - Electrical substations;
  - Gas regulator stations;
  - Major transmission lines;
  - Telephone exchange and transmission equipment buildings;
  - Railroad rights-of-way, but excluding railroad yards and shops;
  - Water pumping stations; and,
  - Water and waste water works, reservoirs, pumping and filtration plants.
- x. Restaurants, drive-through, fast food and standard.
- y. Supermarkets.
- z. Trade schools not involving industrial, motor vehicles or other heavy equipment.

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- aa. Veterinary establishments with ancillary facilities for overnight care of animals provided such overnight care is provided only in conjunction with medical treatment and provided animals are kept within a completely enclosed building at all times.

906-2. Principal Uses Permitted as  
Special Land Uses: CB-3 District

The following land and/or structure uses shall be permitted as special land uses in the CB-3 Shopping Center District subject to the requirements set forth in this section and subject further to the procedures and requirements as set forth in Article XI:

- a. Adult-oriented commercial uses:
- b. Dwelling units, one or more, located above the first floor of a structure which contains another permitted principal use on the first floor.
- c. Amusement establishments, including bowling alleys, skating rinks, indoor shooting ranges and dance halls;
- d. Golf driving ranges, pitch and putt courses (Par-3), miniature golf courses and similar outdoor recreational uses;
- e. Hotels and motels;
- f. Kennels;
- g. Repairs and installation of automobile and light truck aftermarket accessories such as windshields, bed liners, running boards, sunroofs, electronic devices, and other similar light duty parts and accessories.
- h. Restaurants, drive-in.
- i. Temporary outdoor activities conducted by a retail business permitted by right or as a special land use may be permitted as follows:
  - Daily outdoor displays
  - Temporary outdoor sales
  - Temporary outdoor storage
  - Seasonal outdoor stock
- j. Adaptive reuse of historical homes.

906-3. Accessory Structures and Uses: CB-3 District

Accessory structures and uses typically incidental to principal uses permitted by right or to principal special land uses shall be permitted as accessory uses subject to the following requirements:

- a. No accessory use shall occupy more than fifteen (15) percent of the floor area of the principal use to which it is accessory. No accessory structure or combination of accessory structures on one zoning lot shall contain a floor area which is greater than fifteen (15) percent of the floor area of the principal structure to which it or they are accessory.
- b. No accessory building shall be located in any required or unrequired front or side yard area.
- c. No accessory structure shall be constructed on any lot prior to the time of construction of the principal structure to which it is accessory.

906-4. Minimum Lot Size Requirements: CB-3 District

- a. Minimum lot area and buildable area: 200,000 square feet.
- b. Minimum lot width: 300 feet or one-third lot depth, whichever is greater.

906-5. Minimum Yard Requirements: CB-3 District

- a. Minimum setback requirements:
  1. For principal and accessory buildings and structures:

Front:	135 feet from M-59 and proposed Oakland County Road Commission right-of-way lines, and 135 feet from all other right-of-way lines.
Side:	20 feet from least side lot line, total of 50 feet from both side lot lines, but not less than 50 feet from any lot line abutting residentially developed or zoned property.
Rear:	50 feet from rear lot line abutting nonresidential development, 75 feet from rear lot line abutting residentially developed or zoned property.
Water:	65 feet from high water line of subaqueous areas.

2. For septic tanks and fields:

Water: 125 feet from high water line of subaqueous areas.

- b. Required front, side and rear yards shall be unobstructed from the ground level to the sky, except by natural vegetation and by specifically permitted: 1) signs as set forth in Article XV, 2) nonresidential perimeter controls as set forth in Section 1709, 3) exterior lighting as regulated in Section 1703, 4) swimming pools and related structures as set forth in Section 1713, 5) projections into required yards as set forth in Section 1805, 6) litter containers for pedestrians as set forth in paragraph "d" below, 7) unsheltered parking areas as set forth in paragraph "e" below, and 8) driveways. Landscape features such as berms and retaining walls shall not be considered obstructions subject to a site plan review finding that any such features which are present in a particular site plan conform reasonably to the natural environment of the site and the general area in which they are proposed.
- c. Side and rear yards which abut streets shall conform to the most restrictive of the following: 1) same yard setback and other requirements as apply to front yards; 2) the same yard setback and other requirements as apply to the adjacent parcel; or the actual setback of any existing residential structure on the adjacent parcel.
- d. Areas for the temporary storage of garbage and trash shall not be located in any required or unrequired front yard area or in any required side yard area, provided that this section shall not be interpreted to prevent placing of litter containers for the use of pedestrians outdoors. All areas for the temporary storage of garbage and trash, except litter containers for pedestrians, shall be enclosed as provided in Section 1305.
- e. Unsheltered parking shall be permitted in required front, side, and rear yards, but not within required landscape buffer strips. Parking shall be permitted in unrequired front, side and rear yard areas.
- f. Parking structures and shelters shall not be permitted in any required front, side, or rear yard. Parking structures and shelters shall be permitted in unrequired front, side, and rear yards, provided that parking shelters which are in front yards shall be completely enclosed on all sides visible from streets.

906-6. Maximum Bulk Requirements: CB-3 District

- a. Maximum structure height:  
Stories: 2  
Feet: 25
- b. Maximum lot coverage: 45 percent for all principal and accessory buildings.

906-7. Mandatory Marginal Access Drive: CB-3 District

Uses in CB-3 Districts shall provide a marginal access drive running the full width of the property. Said marginal access drive shall be constructed according to engineering standards duly adopted by the Highland Township Board of Trustees, and shall be located so as to provide as direct a connection as is reasonably possible with existing or future marginal access drives on neighboring property. The marginal access drive requirement may be permanently or temporarily waived by the Township Board for uses which are located on a street which serves no through traffic or minimal amounts of through traffic, and for uses located where there are no business neighbors on either side during the period the waiver is in effect.

906-8. Other Requirements: CB-3 District

See articles XI through XVIII for additional requirements where applicable.

**SECTION 907. CB-4 GENERAL SERVICE DISTRICT**

907-1. Principal Uses Permitted by Right: CB-4 District

The following land and/or structure uses shall be permitted by right in the CB-4 General Service District subject to the lot size, yard, and building requirements set forth in this Article:

a. General sales and service uses:

- Ambulance service;
- Amusement device sales and service;
- Appliance repair;
- Automobile and light truck rental agency storage and maintenance yards;
- Automobile and light truck sales and service agencies;
- Automobile parts and accessory stores including the installation of parts and accessories;
- Automobile repair, but not major automobile repair as defined in Article II;
- Boat and boat accessory sales establishments;
- Boat storage establishments;
- Building cleaning establishments;
- Farm equipment sales and service establishments
- Feed and seed stores;
- Food storage lockers;
- Furniture and domestic equipment rental establishments;
- Furniture repair and refinishing;
- Golf driving ranges;
- Greenhouses and retail nurseries;
- Mechanical and electrical equipment repair;
- Motorcycle sales and service establishments;

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Printing, binding, photostating, phototypesetting,  
blueprinting and similar establishments;  
Plumbing and heating contractor establishments;  
Recreation vehicle sales and service establishments;  
Small motor and machine repair;  
Trailer sales and rental establishments;  
Upholstering, cloth and canvas products fabrication,  
including the fabrication of slipcovers, awnings and similar products;  
and,  
Warehouses and outdoor storage areas for families and small businesses.

- b. Amusement establishments, including bowling alleys, skating rinks, indoor shooting ranges and dance halls.
- c. Automobile filling stations.
- d. Automobile service stations.
- e. Automobile washing establishments, attended, and self-service.
- f. Banquet equipment rental and party supply retail.
- g. Drive-through facilities for permitted uses.
- h. Essential services as set forth in Section 1805.
- i. Public utility uses as listed below:
  - Electrical substations;
  - Gas regulator stations;
  - Major transmission lines;
  - Telephone exchange and transmission equipment buildings;
  - Railroad rights-of-way, but excluding railroad yards and shops;
  - Water pumping stations; and,
  - Water and waste water works, reservoirs, pumping and filtration plants.
- j. Restaurants, drive-through, fast food, and standard.
- k. Trade schools not involving industrial, motor vehicles or other heavy equipment.
- l. Veterinary establishments with ancillary facilities for overnight care of animals provided such overnight care is provided only in conjunction with medical treatment and provided animals are kept within a completely enclosed building at all times.
- m. Vinyl graphic art sales and application.

907-2. Principal Uses Permitted as  
Special Land Uses: CB-4 District

The following land and/or structure uses shall be permitted as special land uses in the CB-4 General Service District subject to the procedures and requirements as set forth in Article XI.

- a. Adult-oriented commercial uses.
- b. Dwelling units, one or more, located above the first floor of a structure which contains another permitted principal use on the first floor.
- c. Golf driving ranges, pitch and putt courses (Par-3) miniature golf courses and similar outdoor recreational uses.
- d. Hotels and motels.
- e. Temporary outdoor activities conducted by a retail business permitted by right or as a special land use may be permitted as follows:  
  
Daily outdoor displays  
Temporary outdoor sales  
Temporary outdoor storage  
Seasonal outdoor stock
- f. Adaptive reuse of historical homes.

907-3. Accessory Structures and Uses: CB-4 District

Accessory structures and uses typically incidental to principal uses permitted by right or to principal special land uses shall be permitted subject to the following requirements:

- a. No accessory use shall occupy more than fifteen (15) percent of the floor area of the principal use to which it is accessory. No accessory structure or combination of accessory structures on one zoning lot shall contain a floor area which is greater than fifteen (15) percent of the floor area of the principal structure to which it or they are accessory.
- b. No accessory building shall be located in any required or unrequired front or side yard area.
- c. No accessory structure shall be constructed on any lot prior to the time of construction of the principal structure to which it is accessory.

907-4. Minimum Lot Size Requirements: CB-4 District

- a. Minimum lot and buildable area: 80,000 square feet.
- b. Minimum lot width: 200 feet or one-third depth, whichever is greater.

907-5. Minimum Yard Requirements: CB-4 District

- a. Minimum setback requirements:
  1. For principal and accessory buildings and structures:

Front:	135 feet from M-59 and proposed Oakland County Road Commission right-of-way lines, and 135 feet from all other right-of-way lines.
Side:	20 feet from least side lot line, total of 50 feet from both side lot lines, but not less than 50 feet from any lot line abutting residentially developed or zoned property.
Rear:	50 feet from rear lot line abutting nonresidential development, 75 feet from rear lot line abutting residentially developed or zoned property.
Water:	65 feet from high water line of subaqueous areas.
  2. For septic tanks and fields:

Water:	125 feet from high water line of subaqueous areas.
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- b. Required front, side and rear yards shall be unobstructed from the ground level to the sky, except by natural vegetation and by specifically permitted: 1) signs as set forth in Article XV, 2) nonresidential perimeter controls as set forth in Section 1709, 3) exterior lighting as regulated in Section 1703, 4) swimming pools and related structures as set forth in Section 1713, 5) projections into required yards as set forth in Section 1805, 6) litter containers for pedestrians as set forth in paragraph "d" below, 7) unsheltered parking areas as set forth in paragraph "e" below, and 8) driveways. Landscape features such as berms and retaining walls shall not be considered obstructions subject to a site plan review finding that any such features which are present in a particular site plan conform reasonably to the natural environment of the site and the general area in which they are proposed.
- c. Side and rear yards which abut streets shall conform to the most restrictive of the following: 1) same yard setback and other requirements as apply to front yards; 2) the same yard setback and other requirements as apply to the adjacent parcel; or the actual setback of any existing residential structure on the adjacent parcel.

- d. Areas for the temporary storage of garbage and trash shall not be located in any required or unrequired front yard area or in any required side yard area, provided that this section shall not be interpreted to prevent placing of litter containers for the use of pedestrians outdoors. All areas for the temporary storage of garbage and trash, except litter containers for pedestrians, shall be enclosed as provided in Section 1305.
- e. Unsheltered parking shall be permitted in required front, side, and rear yards, but not within any required landscape buffer strip. Parking shall be permitted in unrequired front, side and rear yard areas.
- f. Parking structures and shelters shall not be permitted in any required front, side, or rear yard. Parking structures and shelters shall be permitted in unrequired front, side, and rear yards, provided that parking shelters which are in front yards shall be completely enclosed on all sides visible from streets.

907-6. Maximum Bulk Requirements: CB-4 District

- a. Maximum structure height:  
Stories: 2  
Feet: 25
- b. Maximum lot coverage: 45 percent for all principal and accessory buildings.

907-7. Mandatory Marginal Access Drive: CB-4 District

Uses in CB-4 Districts shall provide a marginal access drive running the full width of the property. Said marginal access drive shall be constructed according to engineering standards duly adopted by the Highland Township Board of Trustees, and shall be located so as to provide as direct a connection as is reasonably possible with existing or future marginal access drives on neighboring property. The marginal access drive requirement may be permanently or temporarily waived by the Township Board for uses which are located on a street which serves no through traffic or minimal amounts of through traffic, and for uses located where there are no business neighbors on either side during the period the waiver is in effect.

907-8. Other Requirements: CB-4 District

See articles XI through XVIII for additional requirements where applicable.

**SECTION 908. HS HIGHLAND STATION BUSINESS DISTRICT**

908-1 Principal Uses Permitted by Right: HS Highland Station Business District

The following land and/or structural uses shall be permitted by right in the HS Highland Station Business District subject to lot size, yard setback, and building bulk requirements set forth in this Article and subject to the requirements that all business activity, products, business equipment, etc. take place in and/or are housed in a fully enclosed building:

- a. Single-family homes  
Two-family residential units  
Apartments and Townhouses – 8 DUs maximum  
Dwelling units, one to eight located above the first floor of a structure which contains a permitted nonresidential use on the first floor.  
Bed and Breakfast
- b. Lower-intensity office uses:  
  
Accounting offices;  
Advertising agencies;  
Architectural, engineering, and similar offices;  
Banks and Credit Unions;  
Business offices;  
Business service establishments, including:  
    Consumer credit reporting agencies;  
    Duplicating services;  
    Mailing and stenographic services;  
    Management consulting services;  
    Other similar business services;  
Government offices  
Insurance offices, but not insurance claims centers;  
Legal offices;  
Doctor's offices, but not clinics;  
Nonprofit organization offices (but not meeting halls), including:  
    Civic, social, and fraternal organizations;  
    Political organizations;  
    Professional membership organizations;  
    Labor unions;  
Real Estate offices; and,  
Stock, bond and other brokerage establishments.

c. Lower-intensity convenience commercial uses:

Craft supply and fabric stores;  
Dry goods and notions stores;  
Flower shops;  
Ticket agencies, entertainment;  
Ticket agencies, transportation;  
Tobacco shops; and,  
Travel agencies.

d. Lower-intensity personal service uses:

Barber and beauty shops;  
Children's music and dance schools;  
Dry cleaners and laundromats, but not those with more than 25 percent of  
their retail dollar volume from off-premise pick-up stations;  
Martial arts studios and exercise studios;  
Pet grooming establishments, but not kennels;  
Photographic studios;  
Retail film processing; and,  
Tailor and dressmaker shops.

e. Lower-intensity comparison commercial uses:

Art merchandising studios;  
Art supply stores;  
Artist, sculptor and composer studios;  
Bike shops, non-motorized;  
Book and stationery stores;  
Boutiques;  
Business machine sales;  
Camera stores;  
Carpet, rug, and other flooring stores;  
Coin and philatelic stores;  
Furniture stores;  
Gift shops;  
Hearing aid stores;  
Hobby and craft stores;  
Interior decorators;  
Jewelry stores, costume;  
Jewelry stores, fine;  
Key shops;  
Leather and luggage stores;  
Locksmith stores;  
Music and record stores;  
Musical instrument sales;  
Novelty shops;

Office supply stores;  
Optician retail sales;  
Picture framing;  
Security equipment stores, but not the installation  
of equipment on motor vehicles; and  
Tack and saddlery stores with accessory blacksmith and daytime horse care  
facilities (no overnight facilities)

f. Restaurant and food uses:

Bakeries;  
Coffee shops with up to 15% sidewalk café sales;  
Convenience store;  
Ice cream and candy stores;  
Restaurants, 3,000 S.F. maximum, with up to 15% sidewalk café sales (no  
drive-through facilities); and  
Specialty food stores.

g. Essential Services per Section 1801.

908-2

Principal Uses Permitted as Special Land Uses: HS District

The following land and/or structure uses shall be permitted in the HS Business District subject to the requirements set forth in this section and subject further to the standards and approval requirements as provided in Article XI.

a. Arcades including pinball and electronic game arcades, pool halls and similar amusement establishments provided that all such uses shall be located in a commercial center of three or more individual businesses other than such uses, and provided further that the gross square footage of such uses shall not exceed twenty-five (25) percent of the total gross square footage of the commercial center.

b. Institutional and related uses as listed below:

Adult care centers  
Child-care centers and nursery schools;  
Cultural facilities, as follows:  
Public libraries and public art galleries; and  
Public museums;

Educational facilities (non-boarding), as follows:

Elementary schools;  
Junior and senior high schools;  
Extended health care facilities, as follows:  
Hospices;  
Nursing and convalescent homes, not to exceed 20 beds;  
Public service uses and buildings, as follows:  
Fire stations;  
Police stations;

Recreation and social facilities, as follows:  
Recreational buildings and community centers, noncommercial;  
Swimming pools, noncommercial;  
Tennis clubs and courts, noncommercial.

c. Public utility uses as listed below:

Telephone exchange and transmission equipment buildings;  
Water pumping stations; and  
Water and waste water pumping stations

908-3. Accessory Structures and Uses: HS District

Accessory structures and uses typically incidental to principal uses permitted by right or to principal uses permitted as special land uses shall be permitted subject to the following requirements:

- a. No accessory use shall occupy more than fifteen (15) percent of the floor area of the principal use to which it is accessory. No accessory structure or combination of accessory structures on one zoning lot shall contain a floor area which is greater than fifteen (15) percent of the floor area of the principal structures to which it or they are accessory.
- b. No accessory building shall be located in any required or unrequired front or side yard area.
- c. No accessory structure shall be constructed on any lot prior to the time of construction of the principal structure to which it is accessory.

908-4. Minimum Lot Size Requirements: HS District

- a. An existing lot in the HS District may be developed consistent with the objectives outlined in Section 908-8, meeting the regulations outlined in sections 908-9 through 908-14, and being subject to the review and approval of the Planning Commission.
- b. A new lot being created in the HS District may be developed consistent with the objectives outlined in Section 908-8, meeting the regulations outlined in sections 908-9 through 908-14 and being subject to the review and approval of the Planning Commission provided:
  1. The minimum lot area and buildable area shall be 12,000 square feet;
  2. The minimum lot width shall be 80 feet; and
  3. The width-to-depth ratio shall not be less than 1 to 1 nor exceed 1 to 3.

908-5. Minimum Yard Requirements: HS District

- a. The front, side and rear setbacks for principal and accessory buildings and structures shall be approved by the Planning Commission. In making the determinations on setbacks, the Planning Commission shall consider the following factors:
  1. The character of the development in achieving the objectives outlined in Section 908-8 and meeting the regulations outlined in sections 908-9 through 908-14 of this ordinance;
  2. The dimension of the front, side and rear setbacks being similar to the setbacks of 8 or 10 parcels in the vicinity of the subject parcel;
  3. Access ability to the front, side or rear yards by pedestrians, visitors' vehicles, and emergency vehicles shall be accommodated on either the subject parcel itself or in conjunction with one or more adjacent parcels;
  4. A building may be constructed on 1 side lot line of a lot provided that:
    - a) Such building is adjacent to another building which is constructed on the side lot line of the adjacent lot;
    - b) Both lots are in the same zoning district; and
    - c) Both lots have recorded deed restrictions establish mutual access and shared parking for both lots. In determining the parking requirements and permitted uses of such a lot, only the parking spaces and uses on said lot shall be considered.
  5. The building or structure setback from water and other subaqueous areas that are on the parcel or on adjacent parcels shall be 65 feet; and
  6. Septic tanks and drain fields shall be set back 125 feet from water and other subaqueous area on the parcel or on adjacent parcels.
- b. Required front, side and rear yards shall be unobstructed from the ground level to the sky, except by natural vegetation and by specifically permitted accessory uses and facilities as follows:
  1. Signs as set forth in 908-11;
  2. Nonresidential perimeter controls as set forth in 908-14;
  3. Exterior lighting as regulated in Section 908-13;
  4. Swimming pools and related structures as set forth in Section 1713;
  5. Projections into required yards as set forth in Section 1805;

6. Litter containers for pedestrians as set forth in paragraph "d" below;
  7. Unsheltered parking areas as set forth in paragraph "e" below; and
  8. Driveways. Landscape features such as berms and retaining walls shall not be considered obstructions subject to a site plan review finding that any such features which are present in a particular site plan conform reasonably to the natural environment of the site and the general area in which they are proposed.
- c. Side and rear yards which abut streets shall conform to the most restrictive of the following:
1. Same yard setback and other requirements as apply to front yards;
  2. The same yard setback and other requirements as apply to the adjacent parcel; or
  3. The actual setback of any existing structure on the adjacent parcel.
- d. Areas for the temporary storage of garbage and trash shall not be located in any required or unrequired front yard area or in any required side yard area, provided that this section shall not be interpreted to prevent placing of litter containers for the use of the public by property owners or in the right-of-way as approved by the Planning Commission.. All areas for the temporary storage of garbage or trash, except litter containers for the public, shall be enclosed as provided in Section 1305.
- e. Unsheltered parking shall be permitted in required front, side, and rear yards, but not closer than five feet to any property line or not within required landscape buffer strips, whichever is greater. Parking shall be permitted in unrequired front, side, and rear yard areas.
- f. Parking structures and shelters shall not be permitted in any required front, side, or rear yard without the approval of the Planning Commission. Parking structures and shelters shall be permitted in unrequired front, side, and rear yards, provided that parking shelters which are in front yards shall be completely enclosed on all sides and be subject to Planning Commission approval for their placement and architectural style.

908-6. Maximum Bulk Requirements: HS-1 District

- a. Maximum structure height:  
  
Stories: 2  
Feet: 25
- b. Maximum lot coverage: 30 percent for all principal and accessory buildings and structures.

908-7. Mandatory Marginal Access Drives: HS District

All uses in the HS District shall provide a marginal access drive. Said marginal access drive shall be constructed according to engineering standards duly adopted by the Highland Township Board of Trustees, and shall be located so as to provide as direct a connection as is reasonably possible with existing or future marginal access drives on neighboring properties. The marginal access drive requirement may be permanently or temporarily waived by the Township Board for uses which are located on a street which serves no through traffic or minimal amounts of through traffic, and for uses located where there are no business neighbors on either side during the period the waiver is in effect.

908-8. Special Development Provisions HS District

Highland Station shall be developed based on the historical character of the uses and development patterns that have occurred along Milford Road and Livingston Road and the adjacent neighborhoods. The objectives include:

- a. Provide a mix of uses within the Highland Station Area, including a mix of low intensity residential and low intensity office/commercial uses within the same building.
- b. Provide for a mix of housing types, costs and ownership opportunities.
- c. Encourage adaptive reuse of historic buildings and houses.
- d. Promote site design characteristics that encourage greater pedestrian traffic, and reinforces pedestrian safety, comfort and convenience.
- e. Provide pathways for pedestrians, cyclists and equestrians that include linkages to neighborhoods and developments outside the core area of Highland Station.
- f. Provide for site design flexibility to encourage shared site improvements and cross access through a series of marginal access driveways and pathways.
- g. Provide for variable setback options for developments that attain architectural, signage, landscaping, streetscape and circulation objectives as presented in the Micro-Area Analysis for the Historic Highland Station Area and the Highland Station Architectural Guidebook.

908-9. Architectural Guidelines

All new buildings, additions and exterior renovations shall be consistent with the architectural style of the Highland Station concepts as contained in the Highland Station Architectural Guidebook or as contained in the Highland Downtown Development Group proposal for Area 5 of the Highland Station Micro-Area Analysis. In making this determination, the Planning Commission shall consider the following factors:

- a. A minimum of eighty (80%) percent of the exterior finish materials of all building elevations shall consist of brick, cut stone, field stone, cast stone, dimensional wood or wood shakes with an opaque stain or a synthetic material fabricated to have the appearance and durability of wood siding.
- b. The overall design of the building is consistent with the design intent of this Ordinance.
- c. The roof design shall be consistent with the architectural style of the building. Buildings shall be designed with pitched roofs or a decorative cornice. Rooftop mechanical equipment shall be screened from all views with screening features that are consistent with the architectural style of the main building.
- d. Wherever possible, meter boxes, transformers, waste receptacles, mechanical equipment and accessory structures on or adjacent to buildings shall be enclosed with walls similar to the architectural features of the principal building.
- e. Elevations may include awnings made of opaque materials. Translucent or internally lit awnings shall not be permitted nor shall signage on awnings be permitted
- f. Sites shall be designed for pedestrians at a scale relative to street access, sidewalks, or an internal circulation network. Convenient and safe pedestrian access shall be provided between the public sidewalk and all building entrances.
- g. Rear and side entrances should be provided where parking is in the rear or on the side of the building.

908-10. Landscaping Guidelines

Any property owner in Highland Station that proposes to build, improve, renovate or remodel the building or site features such as parking, loading or driveways shall submit a landscape plan to enhance the character of the property. The Planning Commission, in making a determination, shall consider the following factors:

- a. The landscape improvements shall, at a minimum, provide for one deciduous tree for each 30 linear feet of frontage to be planted in the front yard; plus one deciduous tree for each 60 linear feet of frontage to be planted between the sidewalk and the edge of the road; plus one shrub per 100 square feet of front yard to be planted in the front yard. The plan shall be prepared by a registered landscape architect or qualified landscape company.
- b. The landscape improvements shall also include additional plantings (deciduous trees, flowering trees, evergreens, shrubs and flowers) to be consistent with the extent of the development or improvement being proposed and the character of the site relative to open space, setbacks and plantings on adjacent property.

- c. Landscaping shall be designed at a pedestrian scale relative to the street, sidewalks, internal pedestrian circulation system and the circulation system established on adjacent parcels.
- d. Landscape designs may also include streetscape furnishings and lighting standards as adopted by the Highland Township Downtown Development Authority.

908-11. Signage Guidelines

- a. Signage for Individual Buildings: Signage shall be complementary to the size of the lot, architectural style and general character of the area. The Planning Commission, in making a determination, shall consider the following factors:
  - 1. Signage shall be an integral part of the site plan being presented for preliminary and final site plan approval.
  - 2. Signage shall be consistent with the design concepts presented in the Highland Township Architectural Guidebook, which would typically be four square feet to eight square feet in area and be hung on the wall of the building, on a post on the porch or on a lamppost in the front yard.
  - 3. Drawings of all signage being proposed along with sample materials in the proposed colors shall be submitted for review and approval with the plans being submitted for site plan approval.
- b. Local Business Directory Signage: Freestanding signs may be permitted by the Planning Commission subject to the standards as set forth herein:
  - 1. The sign shall be consistent with the design concepts adopted by the DDA and the Planning Commission in the Highland Township Architectural Guidebook for Highland Station.
  - 2. The plan shall show location, setbacks, dimensions, lighting, landscaping and other features of the improvements being proposed around the sign.
  - 3. A maximum of eight (8) businesses may be listed on any such sign for businesses in the HS District.

4. The maximum height of a business cluster sign shall be ten (10) feet unless there is a grade change between the road elevation and the ground elevation at the sign that would be greater than four feet, then the Planning Commission, at their discretion, may adjust the height of the sign.
5. The maximum number of signs shall be equal to half the number of corners available for such signs.
6. Business cluster signs shall not identify or be established for any businesses on Milford Road or M-59.
7. Only one business cluster sign shall be established on a corner as regulated herein.

908-12. Site Circulation, Parking and Loading Areas

Site circulation, parking and loading areas shall be designed in accordance with the provisions of Article XVI, Off-street Parking and Loading Requirements except as may be modified by the Planning Commission according to the following provisions:

- a. The number of parking spaces for nonresidential land uses may be based on a technical study of the development proposed which shall recommend the number of required improved and unimproved parking spaces that shall conform to the standards published in "Shared Parking" by the Urban Land Institute or a similar methodology acceptable to the Planning Commission. The study may take into account the proposed use(s), hours of operation and other similar circumstances that will impact parking requirements.
- b. Two or more parcels may share parking provided the owners enter into a joint parking easement agreement and design the layout of all parking, circulation, and pedestrian areas to be readily accessible to all uses under the easement agreement.
- c. A portion of the spaces not being improved for actual parking shall be graded for future development and be used for landscaping and/or pedestrian amenities on an interim basis.
- d. Fifty (50%) percent or more of the off-street parking spaces for residential uses shall be in accessory buildings or structures designed in a similar manner and style to the principal building.
- e. Off-street parking areas shall be arranged in groups of 10 or less spaces divided by landscape areas and pedestrian circulation features, such as sidewalks and street furniture islands, which shall not be less than 200 square feet each.

- f. Bicycle racks and/or hitching posts, as appropriate to the use and location in Highland Station, shall be placed in all nonresidential areas of a project to provide convenient access and facilities for patrons of non-motorized forms of transportation. At the discretion of the Planning Commission, such facilities may be provided by adjacent uses, by the Downtown Development Authority, or be waived.

908-13. Outdoor Lighting Standards

Outdoor lighting shall comply with the provisions of Section 1704, Exterior Lighting, as well as the following standards:

- a. Wall-mounted light fixtures shall be coach-light type fixtures located at each entrance to the building and not exceed 75 watts (high-intensity, wall-pack type fixtures are not permitted).
- b. Recessed soffit or porch ceiling light fixtures may be permitted subject to a lighting and illumination level study that shall be approved by the Planning Commission.
- c. Pedestrian lighting fixtures shall be pole-mounted, be identical or very similar to the light fixture adopted by the Downtown Development Authority, be not more than 12 feet high and be consistent with ambient, indirect, shielded lighting and illumination levels as indicated in a lighting study to be approved by the Planning Commission.
- d. Parking lot lighting fixtures shall be pole-mounted, be identical or very similar to the light fixture adopted by the Downtown Development Authority, be not more than 18 feet high and be consistent with ambient, indirect shielded lighting and illumination levels as indicated in a lighting study to be approved by the Planning Commission.
- e. An applicant shall prepare and submit a night lighting schedule describing the hours of operation for both business hours and non-business hours, intensity of the illumination, and lighting levels at the property line for Planning Commission review and approval.

908-14. Fence Standards

Decorative, perimeter fences shall comply with the character and intent of the regulations herein specified and as may be modified by the Planning Commission pursuant to site plan review. Fences that are permitted on residential and nonresidential property are as follows:

- a. Fences on properties used for residential purposes shall be permitted provided:
  - 1. Fences not exceeding six (6) feet in height may be permitted along property lines within side and rear yards.

2. Decorative fences which do not enclose property and which are less than three (3) feet in height may be permitted in required front yards.
  3. Barbed wire, electrically charged wire, or other similar fences shall not be permitted on any property in Highland Station.
  4. Chain link stockade or other similar fences shall not be permitted in the front yard of any property in Highland Station.
  5. Fences on property being converted in whole or in part to a nonresidential use are subject to modification, or removal as may be determined by the Planning Commission relative to the development characteristics of the property, adjacent property and the goals of the Highland Station Development Plan.
- b. Fences on properties used for nonresidential purposes may be permitted subject to Planning Commission approval provided they are decorative in nature and meet the following requirements:
1. Fences not exceeding four (4) feet in height may be permitted along property lines within side and rear yards.
  2. Decorative fences which do not enclose property and which are less than three (3) feet in height may be permitted in required front yards.
  3. Barbed wire, electrically charged wire, or other similar fences shall not be permitted on any property in Highland Station.

908.15 Procedures

A proposal for the conversion or development of any parcel in Highland Station is subject to site plan review under the provisions of the Highland Township Zoning Ordinance. The applicant will follow a three-step review process as follows:

- a. Pre-application Meeting: Prior to filing a formal application for conceptual site plan approval, the prospective applicant shall request a pre-application meeting with the Planning Staff and Township's consultants as may be requested by the Township. The applicant shall be responsible for payment of consultant fees for the pre-application meeting. The purpose of such a meeting is to allow the prospective applicant to present a general concept of the proposed development prior to the preparation of detailed plans, to allow staff and consultants an opportunity to offer suggestions to better align the proposed plan with Township planning objectives and to allow all parties to share information relevant to the site and its surroundings. For this purpose, the presentation shall include, but not be limited to the following:
1. Written "letter of intent" from the prospective applicant establishing his intentions as to the use of the land.

2. Topographic survey with two-foot contours and location map. The applicant may use a copy of the Oakland County GIS base map information that can be obtained from Oakland County Planning.
  3. Photographs of the site and adjacent properties can be used to illustrate existing features relevant to the site design.
  4. Sketch plans and ideas regarding types and mix of land uses, building sizes and residential density (if appropriate), concepts for vehicular and pedestrian circulation patterns and parking, lot arrangements and setbacks, open space and public amenities.
  5. Initial proposals regarding water supply, sewage disposal, drainage and street improvements.
- b. **Conceptual Site Plan Review:** Based on information obtained during the pre-application meeting, the applicant shall submit an application for conceptual site plan review along with a preliminary site plan, building plans, elevations, and an illustration of site amenities, parking, landscaping, fencing, etc. This information should represent the aesthetic characteristics of the development along with an understanding of how sewage, water, public utilities and storm water control will be addressed. The information presented by the applicant and any initial reports prepared by the Planning staff and consultants shall be forwarded to the Planning Commission for their review and consideration. The property shall also be posted with a sign in the front yard that reads: "Site Under Consideration for a New Use – Call Highland Township Planning for Details (248) 887-3791, Ext. 2." The Planning Commission may grant conceptual plan approval or table the application until such time as the applicant can submit additional or revised concept plans for Planning Commission consideration.
- c. **Final Site Plan Approval:** Upon obtaining conceptual plan approval, the applicant shall prepare final site plans and engineering drawings for Planning Commission consideration in accordance with the provisions of Article XIV, Site Plan Review Procedures and Standards. The final site plan shall be directed to the Planning Commission for review. The final site plan shall conform substantially to the conceptual plan as approved.

908-16. Standards for Approval of the Conceptual and/or Final Site Plan Documentation

In making a decision to approve the development plans of a project in Highland Station, the Planning Commission shall find that the proposed use and improvements meet the following standards:

- a. **Proposed Use:** Will the use be in harmony with the goals of the Historic Highland Station? Will the use be of the size and intensity so as not to overburden the property or negatively impact adjacent parcels? Will the use add to the diversity and character of the area in which it is being proposed?

- b. **Building Design:** Will the building architectural features, size, height, location, and other similar characteristics meet the design criteria established for the Historic Highland Station?
- c. **Site Amenities:** Will site improvements, parking, landscaping, fences, driveways, walkways and other similar amenities meet the development criteria established for the Historic Highland Station?
- d. **Harmony with Surrounding Land Uses:** Will the development blend in with the site improvements and architectural designs of adjacent parcels? Are there opportunities to share and/or coordinate parking, circulation systems, landscaping, drive approaches and other similar features with adjacent parcels?
- e. **Storm Water Management:** Will storm water techniques be incorporated into the landscaping features of the site, meeting the requirements for more environmentally sensitive ways to handle storm water through best management practices under Phase II Storm Water Discharges programs?
- f. **Landscape Design:** Will the landscaping, decorative fences, street furnishings and other site features meet the intent of the design objectives established for the Historic Highland Station?
- g. **Parking, Loading and Lighting:** Does the plan provide for and integrate the parking, loading and site lighting into and around the landscape features and buildings being proposed? Are the lighting fixtures consistent with the architectural style of the buildings and the lighting standards that have been established for the Historic Highland Station?
- h. **Utilities:** Are the utilities being proposed unobtrusive, hidden or placed underground to minimize their visual impact on the development and on surrounding properties?