

CHAPTER 9

[This Chapter added by Ordinance #4 of 1993.]

Section 9.01

Title: Use Regulations Relating to the "VO" Village Office/Service District.

Section 9.02 Intent:

The "VO" Village Office/Service District is intended to provide for the development of a variety of neighborhood office and personal service uses that generate low volumes of traffic and involve limited size buildings, parking needs and operations.

The regulations contained herein are designed to ensure a harmonious relationship between the Village Office/Service district and abutting land uses. The district is also intended to promote the opportunity for economic vitality in the village area by concentrating compatible land uses which encourage interaction between adjoining like uses. Additionally, the regulations are intended to maintain and strengthen the identity, traditional character and appearance of Cascade Village as a focal point and center of community activity for Cascade Township residents.

Section 9.03 Uses Permitted by Right:

The uses permitted by right in the "VO" District are as follows:

1. The following office establishments which perform services on the premises:
 - a. Financial institutions, not including drive through facilities.
 - b. Insurance offices.
 - c. Real estate offices, offices for attorneys, accountants, architects, engineers and similar professionals.
 - d. Photographic studios.
2. Professional service establishments providing human health care on an outpatient basis., excluding medical clinics.
3. The following establishments customarily related to medical and dental uses:
 - a. Pharmacies or apothecaries
 - b. Medical, dental and optical laboratories.

- c. Stores offering supportive or corrective garments and prosthetic appliances.

4. The following miscellaneous business service establishments:

- a. Consumer credit reporting agencies.
- b. Mailing list and stenographic services.
- c. Business management consulting services.
- d. Duplicating services.

5. Governmental offices and libraries.

6. Offices of non-profit organizations, such as professional membership organizations, labor unions, civic, social and fraternal associations, political organizations and religious organizations.

7. Accessory structures and uses customarily incidental to the uses permitted in this Section, subject to the provisions of Section 4.08.

8. Signs accessory to a permitted use as regulated by the Cascade Charter Township Sign Ordinance and consistent with the design guidelines set forth in the Cascade Village Design Plan.

9. Temporary buildings, structures and uses and essential public services are provided in Section 4.25.

10. Churches (Ord. No. #10 of 2001)

Section 9.04 Uses Permitted by Special Use Permit:

The following uses may be permitted as special uses but are subject to the provisions and conditions outlined in Chapter 17 of this Ordinance.

1. Personal service establishments primarily engaged in providing service generally involving the care of the person or his/her apparel, including but not limited to:

- a. Barber and beauty shops.
- b. Tailor and dressmaking shops.
- c. Shoe shine and shoe repair shops.
- d. Dry cleaning and laundry establishments.

2. Personal service agencies including but not limited to:

- a. Babysitting.
- b. Dating services.
- c. Debt counseling or adjustment services to individuals.
- d. Portrait copying.
- e. Shopping services.
- f. Tax return preparation services.

3. Child or Adult Day Care Centers.

4. Office uses which perform services on the premises other than those listed in Section 9.03 (1), above.

5. Establishments customarily related to medical and dental uses other than those listed in Section 9.03 (3), above.

6. Miscellaneous business service establishments other than those listed in Section 9.03 (4), above.

7. Roof and ground mounted communications antennas, excluding towers.

8. Minor Mineral Resource Extraction as regulated in Chapter 17 and Section 4.28 of Chapter 4.

9. Funeral homes, not including crematories, subject to the following restrictions:

a. Sufficient off-street automobile parking and assembly area shall be provided for vehicles to be used in funeral processions. The assembly area shall be provided in addition to otherwise required off-street parking area.

b. Loading and unloading areas used by ambulances, hearses, or other such service vehicles shall be obscured from view with an opaque fence or wall not less than six (6) feet in height.

10. Drive-in facilities related to any of the uses listed in this zoning district, subject to the requirements in Section 17._____.

11. Antenna tower and masts for cellular phone and other personal communication services, when

authorized as a special use by the Planning Commission subject to conformance with the standards of Section 17.03(h).

(This subsection added by Ordinance #11 of 1996)

12. Other uses determined by the Planning Commission to be similar to the uses listed in Sections 9.03 and 9.04 hereof. (Section added by Ord #3 of 2006; 5/10/06)

Section 9.05 Site Development Standards.

1. Minimum lot area - 40,000 square feet.

2. Minimum lot width - 200 feet.

3. Maximum height - 25 feet or 2 stories whichever is the lessor.

4. Setback Requirements:

Front: 40 feet

Side: 25 feet

Rear: 50 feet [See also Section 18.13(4)]

5. New parking areas in the Village Office/Service district, constructed after the effective date of this amendment, shall not be located within the first 50 feet of the required front setback area.

6. Maximum net floor area for any individual property:

a. Single Building - .25 F.A.R

b. Multiple Buildings - .30 F.A.R

c. The maximum floor area for a building shall not exceed 45,000 square feet. After October 1, 1994 the maximum floor area for a single building shall not exceed 30,000 square feet.

[This subsection was amended by Ordinance #2 of 1994.]

7. All new buildings and structures shall be so designed to incorporate the following architectural design features:

a. Roof Shape - All roofs shall be so designed to include a pitched roof. Roof shapes such as: gable, hip or gambrel are permitted. Shed and mansard style roofs are not permitted.

b. Exterior Building Materials - Exterior materials must project a natural appearance. The exterior shall be constructed using horizontal wood siding, wood, stone, brick, brick veneer or masonry. The use of vinyl or

aluminum siding is acceptable provided it simulates the appearance of horizontal wood siding.

c. Dumpsters - Dumpsters shall be located in the rear yard or side yard and must be screened. These facilities shall be enclosed with a solid fence or wall six (6) feet high with solid doors having sufficient truck access for dumpster service.

8. The requirements contained in Section 9.05 (7) above, shall also apply to exterior additions, expansions, reconstruction or remodeling of existing buildings or structures when any of the following conditions are met:

a. The proposed exterior addition, expansion, reconstruction or remodeling activity has a project construction valuation of \$10,000 or more. Project construction valuation shall be based upon the Square Foot Construction Cost Table, as administered by The Cascade Charter Township Building and Inspections Department and adopted by the Cascade Charter Township Board.

b. The proposed exterior addition or expansion increases the size of the building or structure by at least 25 percent of the existing size of the building or structure at the effective date of this amendment (April 16, 1993).