

ARTICLE 24.A

HOS HOSPITALITY DISTRICT

Preamble

The Hospitality (HOS) zoning district is intended to accommodate a range of Hospitality uses that serve the general public, both in and around Commerce Township. Typically, these uses require access to major thoroughfares and a compatible commercial base with which to draw customers from. It is with that intention that the district is located adjacent to M-5, near large retailers, office space and hospital zoned property that can be served by hospitality uses and conversely provide a customer base for these hospitality uses to draw from.

SECTION 24A.01. Principal Uses Permitted

In the HOS Districts, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided for in this Ordinance:

- A. Hotels.**
- B. Motels.**
- C. Restaurants.**
- D. Take out food and beverage sales.**
- E. Taverns and bars.**
- F. Outdoor dining and cafes for restaurants with indoor seating, subject to the terms and conditions under Article 26 and this Ordinance.**

SECTION 24A.02. Special Land Uses Permitted

The following uses may be permitted by the Planning Commission, subject to the conditions specified for each use; review and approval of the site plan by the Planning Commission; any special conditions imposed by the Planning Commission that are necessary to fulfill the purposes of this Ordinance; and, the procedures and requirements in Article 34 and this Ordinance.

- A. Drive thru facilities subject to provisions as outlined in Article 26 and this Ordinance.**

SECTION 24A.03. Required Conditions

All uses shall be subject to the following conditions:

- A. All uses shall be developed only on sites of 1.5 acres or more in area.
- B. All sites shall have at least one property line abutting a major thoroughfare as listed in Section 6.02.U. No more than two ingress routes shall be provided for the facility.
- C. Principal or accessory buildings shall be setback a minimum of thirty five (35) feet from the front, and rear property lines. An additional setback of sixty (60) feet from the centerline of those major thoroughfares identified in 6.02.U. is also required when properties abut such thoroughfares. See table 6.01, Dimensional Standards, limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and the maximum density permitted.
- D. Building heights in excess of two (2) stories or thirty five (35) feet are permitted up to four stories or forty-eight (48) feet, whichever is less. For each foot of building height above thirty five (35) feet the minimum yard requirement shall be increased one (1) foot on all required yards.
- E. Buildings shall be oriented towards the front yard (addressed) and shall have at least one other entrance, which is accessible to a main parking area.
- F. Parking areas located in a yard adjacent to a public right-of-way shall be setback a minimum of twenty (20) feet from the right-of-way.
- G. All parking lots shall have walkways from each side of the parking lot that leads to the building identified as such on the pavement. Painted striping, brick pavers and/or stamped concrete or other comparable material is acceptable.
- H. The Planning Commission may require a cross access agreement and shared maintenance agreement to be executed in such cases as they deem appropriate and necessary for improved circulation among contiguous lots. If a cross-access easement and a shared maintenance agreement are required such easement and maintenance agreement meeting the requirements of this Ordinance and the Commerce Charter Township Code shall be prepared by the Township Attorney, executed by the parties, and recorded at the Office of the Oakland County Register of Deeds.
- I. Wherever a side or rear façade is visible from a public or private street, or if parking is located at the side or rear of a building, the façade shall be designed to create a pleasing appearance, in accordance with the following design criteria:
 - 1. Materials and architectural features the same as those present on the front of the building shall be used on the side and/or rear facades.
 - 2. Open areas shall be landscaped with lawn, ground cover, ornamental shrubs and trees.

3. All utility meters, conduits, transformers and other similar, mechanical devices shall be screened from view by landscaping or a masonry wall to match the material used on the building.

J. Properties that abut M-5 shall be landscaped with the following elements on those property lines that abut M-5:

1. An undulating berm a minimum of 36 inches in height;
2. Two (2) evergreen tree per 25 linear feet of frontage;
3. One (1) shrub-like tree per 25 linear feet of frontage;
4. Four (4) shrubs per 25 linear feet of frontage.