

CHAPTER 11
VSC VILLAGE SERVICE CENTER DISTRICT

SECTION 11.1 INTENT AND PURPOSE

This District is intended to provide for the wide mixture of land uses existing within the unincorporated area generally identified as Wacousta Village. These land uses will generally include higher density single family uses, as well as smaller scale office, service, and commercial uses. The purpose of this District is to allow land uses to develop in a more town-oriented manner, yet maintain the rural village character of the area. Large scale nonresidential activities are not desired.

SECTION 11.2 PERMITTED USES

Land in the VSC District may be used for the following purposes by right, subject to Site Plan Review in accordance with the provisions of Section 20.2:

- A. Single-family and two family dwellings, as regulated in Section 3.18 including home occupations as regulated by Section 3.20.
- B. Family day care homes.
- C. State licensed residential family home facilities.
- D. Bed and breakfast establishments.
- E. Public utility or service buildings, not requiring outside storage or materials.
- F. Accessory buildings as regulated in Section 3.10.

SECTION 11.3 SPECIAL LAND USES

Land and/or buildings in the VSC District may be used for the following purposes after approval by the Township Board as a Special Land Use in accordance with the procedures of Chapter 19.

- A. Retail businesses not exceeding five thousand (5,000) square feet gross floor area conducting business entirely within an enclosed building.
- B. Personal service establishments conducting services on the premises, such as barber, beauty shops, shoe repair, tailoring and dry cleaning, fitness centers, travel agencies, and other similar uses.
- C. Restaurants, not including drive-through facilities.
- D. Office buildings for executive, governmental, administrative, professional, designers, accounting, drafting, and other similar professional activities.
- E. Churches.
- F. Public and private schools.
- G. Kennels, including commercial kennels or veterinary services. A residence may also be located on the same property.
- H. Public athletic grounds and parks.

- I. Commercial day care and group day care homes.
- J. State licensed residential group home facilities.
- K. Rural Planned Unit Development

SECTION 11.4 DISTRICT REGULATIONS

No building or structure, nor the enlargement of any building or structure, shall be thereafter erected unless the following District Regulations are met and maintained in connection with such building, structure, or enlargement.

	Residential Buildings	20 feet
Front Yard	Non Residential Buildings	30 feet
	Residential Buildings	15 feet
Side Yard	Non Residential Buildings	20 feet
Rear Yard	20 feet	
Building Height	35 feet or 2½ stories, whichever is higher	
Lot Coverage	35 percent	
Minimum Lot Area	Residential Buildings	15,000 square feet
	Non Residential Buildings	20,000 square feet
Minimum Lot Width	Residential Buildings	85 feet
	Non Residential Buildings	100 feet
Minimum Dwelling Unit Floor Area	Residential Buildings	960 square feet UFA per dwelling unit with a minimum of 600 square feet UFA on ground floor