

205 Commercial and Industrial Subdivisions

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205.01 Purpose and Intent

It is the purpose and intent of Huron County and these regulations to ensure that commercial and industrial development occurs in a way that meets the planning and economic development goals of the County and which is sensitive to the County’s rural character, responsive to environmental constraints, appropriate to available supporting infrastructure, and consistent with the Huron County Comprehensive Land Use Plan. Commercial and industrial subdivisions should be located based upon the development policies of the plan and should minimize their impact on the natural environment, including prime agricultural soils.

205.02 Comprehensive Land Use Plan Policies

The Comprehensive Land Use Plan places a high priority on industrial development, including reuse of existing industrial areas and rehabilitation of existing industrial structures. The plan discourages industrial development in areas lacking adequate infrastructure and access, and where land use conflicts will occur.

A general goal throughout the plan is the clustering of future development to reduce its impact on the rural landscape, thereby conserving greenspace and prime agricultural areas. This goal can be applied to industrial development, which should strive to locate adjacent to existing industrial development and in which buildings should be sensitively placed in the natural environment. This can be accomplished through setbacks that match the immediate building pattern, limiting grading and other changes to topography on a site (or using site characteristics to screen industrial buildings), and using architecture to screen large industrial buildings through the creative use of colors, materials, variations to facades, glass, etc.

In general, non-residential development should be discouraged in Transitional and Conservation areas. Development should be discouraged for areas located outside Growth and Future Expansion areas unless benefits to the community outweigh land use and service considerations, so long as public health is maintained.

Undeveloped commercial or industrial parcels with utility service should be developed as a priority, prior to extending utilities to undeveloped ground. Infill development in downtowns is to be encouraged, especially in underused or vacant structures.

205.03 Development Guidelines

The following development guidelines are intended to provide general direction to the design and development of industrial parks and sites, as well as general commercial development standards. In addition to these policies, other applicable regulations include Section 206, Planning Principles and Design Standards and Section 207, Environmental Planning Standards. Also, stormwater management regulations, erosion and sedimentation controls, and access management policies apply to commercial and industrial development.

A. Development Standards

1. Setbacks

- a. In unzoned townships, along all roads, the building setback shall be per Section 206.03, Table D, of these subdivision regulations. In zoned townships refer to the township zoning regulations.
- b. Building and parking setbacks from property lines should increase as building size increases. A minimum building setback of 35 feet should be provided, with a minimum of 100 feet if adjacent to existing residential property. Parking lots should be set back a minimum of 25 feet from property lines.
- c. Cross easement parking should be encouraged between uses. If cross easement parking is developed between two like uses, then the side yard pavement setback may be eliminated between the two uses. The side yard setback for pavement should still be in effect for all perimeter side yards.
- d. Maximum lot coverage should be 20,000 square feet per acre for buildings or 70 percent lot coverage for impervious surfaces. A minimum of 30 percent of a site should be greenspace containing no buildings, structures, off-street parking or loading or storage areas.

2. Utilities

- a. Contact all appropriate utilities for location for future excavation and planning.
- b. All visible new or relocated utility lines, including: water supply, sanitary sewer service, electricity, telephone, gas, cable, and related connections or feeder lines should be placed underground.
- c. All utility connections (e.g. transformers, meters, etc.) should be kept to the rear or the side of the building.

3. Parking

In addition to meeting the current County Engineering Code requirements, the following guidelines should be followed in the design of parking facilities:

- a. Parking stalls should be laid out in the most efficient manner. Ninety (90) degree layouts are suggested with ten (10) foot by twenty 20 foot stalls and 24 foot aisles.
- b. Handicap parking spaces shall meet current American with Disabilities Act guidelines. Handicap ramp access shall be included in conjunction with these parking spaces.

205.04 General Procedures

The General Procedures for submitting, reviewing, approving, and recording Commercial and Industrial Subdivision shall be the General Procedures found in Section 203.05 of the Major Subdivisions.

205.05 Submittal Requirements

The Submittal Requirements for Commercial and Industrial Subdivision shall be the Submittal Requirements found in Section 203.06 of the Major Subdivisions.

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