

What Do We Mean by Commercial and Industrial Zoning?

When we talk about commercial and industrial zoning, we mean that the Township's zoning ordinance and zoning map identify certain properties within the township that can be used for commercial or industrial purposes, based on the zoning district they are in. Each of these zoning districts has two lists telling us what can be done there: a list of permitted uses, and a list of special land uses. The zoning map can be seen at the end of this document.

What Are Permitted Uses?

The first list in each district is a list of permitted uses. These are business types, or land uses, that can be done in the district by right. A newly established use will need to submit a site plan for approval by the Planning Commission, but otherwise, these uses are available to anyone anywhere in the zoning district.

What Are Special Land Uses?

The second list in each district is a list of special land uses. These are business types, or land uses, that are permitted in the district, but with more restrictions and a different approval process. While they need a site plan just like a permitted use, there is also a public hearing, and approval is granted by the Township Board after a recommendation from the Planning Commission. When considering a special land use, the Township can take local conditions into account, and may find that a use is not appropriate in a specific part of the zoning district, even if it would be acceptable elsewhere in that same district.

Commercial Districts

Bruce Township has four zoning districts that fall into the commercial category:

- O-1 Restricted Office
- C-1 Local Commercial
- C-2 Planned Shopping Center
- C-3 General Commercial

There are no parcels on the zoning map with C-3 zoning at this time.

What's Permitted in the O-1 Restricted Office District?

Permitted Uses

1. Professional service offices
2. Public utility offices
3. Indoor accessory uses customary and incidental to a principal use
4. Uses permitted under this Ordinance in the immediate abutting residential district
5. Small solar energy systems §161-4.49

Special Land Uses

1. Commercial uses normally associated with and complementary to office districts, including but not limited to stationery shops, office supplies, office machine repair, pharmacies, optical stores, stores for orthopedic appliances and corrective garments, coffee and sandwich shops
2. Banks, credit unions, and similar uses
3. Nursery schools and day-care facilities §161-4.29
4. Bed and breakfast lodging facilities §161-4.36
5. Funeral homes §161-4.37

What's Permitted in the C-1 Local Commercial District?

Permitted Uses

1. Professional service offices
2. Public utility offices
3. Indoor accessory uses customary and incidental to a principal use
4. Uses permitted under this Ordinance in the immediate abutting residential district
5. Bakery shops which are predominantly retail
6. Banks, credit unions, ATMs and similar uses (specifically excluding drive thrus)
7. Cleaning and dyeing distribution shops (no processing)
8. Drugstores (specifically excluding drive thrus)
9. Restaurants in which there is no dancing or floor show or other live entertainment, specifically excluding fast-food restaurants
10. Florists, retail sales
11. Newsstands
12. Indoor retail establishments under 10,000 square feet
13. Personal service establishments under 5,000 square feet
14. Accessory structures and uses customarily incidental to the above permitted uses
15. Small solar energy systems §161-4.49

Special Land Uses

1. Auto washes §161-4.16
2. Laundromats or dry cleaners, not to include dry cleaning plants
3. Party stores
4. Nursery schools and day-care facilities §161-4.29
5. Funeral homes §161-4.37
6. Banks, credit unions, drugstores and the like with drive thru facilities

What's Permitted in the C-2 Planned Shopping Center District?

Permitted Uses

1. Professional service offices
2. Public utility offices
3. Uses permitted under this Ordinance in the immediate abutting residential district
4. Bakery shops which are predominantly retail
5. Banks, credit unions, ATMs and similar uses (specifically excluding drive thrus)
6. Cleaning and dyeing distribution shops (no processing)
7. Drugstores (specifically excluding drive thrus)
8. Restaurants in which there is no dancing or floor show or other live entertainment, specifically excluding fast-food restaurants
9. Florists, retail sales
10. Newsstands
11. Indoor retail establishments
12. Personal service establishments
13. Party stores
14. Photography studios
15. Public utility offices and publicly owned buildings or offices
16. Theaters (indoor)
17. Places of worship §161-4.18
18. Secondhand stores
19. Bicycle sales, rental and repair
20. Business or vocational schools or colleges, or private schools operated for a profit
21. Print shops, sign shops, blueprinting or photostating
22. Collection bins §161-4.42
23. Physical fitness establishment no greater than 5,000 square feet
24. Tobacco shops
25. Accessory structures and uses customarily incidental to the above permitted uses
26. Small solar energy systems §161-4.49

Special Land Uses

1. Outdoor merchandising §161-4.6 of plant material not grown on the site, lawn furniture, playground equipment and garden supplies when the outdoor sales operation is clearly secondary to retail sales taking place within a building
2. Automobile, gas and service station §161-4.29, when developed as part of a larger planned shopping center
3. Nursery schools and day-care facilities §161-4.29
4. Funeral homes §161-4.37
5. Banquet halls and assembly halls §161-4.48
6. Banks, credit unions, drug stores and the like with drive thru facilities
7. Veterans, fraternal, lodge, or private organizations §161-4.33
8. Physical fitness establishment over 5,000 square feet
9. Medium solar energy systems §161-4.49

What's Permitted in the C-3 General Commercial District?

Permitted Uses

1. Professional service offices
2. Public utility offices
3. Accessory uses customary and incidental to a principal use
4. Uses permitted under this Ordinance in the immediate abutting residential district
5. Bakery shops which are predominantly retail
6. Banks, credit unions, ATMs and similar uses (specifically excluding drive thrus)
7. Cleaning and dyeing distribution shops (no processing)
8. Drugstores (specifically excluding drive thrus)
9. Restaurants in which there is no dancing or floor show or other live entertainment, specifically excluding fast-food restaurants
10. Florists, retail sales
11. Newsstands
12. Indoor retail establishments under 10,000 square feet
13. Personal service establishments under 5,000 square feet
14. Party stores
15. Automobile, motorcycle, mobile home or boat showrooms
16. Auto washes §161-4.16
17. Gas and service station §161-4.23
18. Bowling alleys
19. Broadcasting or recording studios, radio or television
20. Bus passenger stations
21. Collection bins §161-4.42
22. Catering establishments
23. Restaurants with entertainment, except drive-ins, fast-food restaurants, and Group "D" Cabarets
24. Veterinary clinics
25. Contractors' establishments, excluding outside storage yards
26. Exterminators
27. Medical or dental laboratories for research or testing, not involving any danger of fire or explosion, nor offensive noise, vibration, smoke, odorous matter, heat, humidity, glare, or other objectionable effects
28. Mortuary establishments, including casket sales
29. Moving or storage offices, with storage limited to items for retail sale and to 1,500 square feet of floor area per establishment.
30. Nurseries or greenhouses
31. Taxidermists
32. Photographic developing or printing establishments or studios
33. Physical health establishments over 5,000 square feet
34. Public auction rooms
35. Studios for music, dancing or theatrical instruction
36. Theaters, assembly halls, or similar places of assembly
37. Upholstering shops dealing directly with consumers
38. Banquet halls and assembly halls §161-4.48

- 39. Places of worship §161-4.18
- 40. Public utility sub-stations or transformer stations without service yards
- 41. Indoor recreation facilities
- 42. Small solar energy systems §161-4.49
- 43. Tobacco shops

Special Land Uses

- 1. Outdoor recreation facilities
- 2. Amusement device centers and arcades §161-4.15
- 3. Animal hospitals
- 4. Automobile bumping, painting, rustproofing, welding, upholstering, and general repair garages
- 5. Ballrooms
- 6. Cabinet maker and sales, provided most of the cabinets made on the premises are sold at retail from the same building or retail outlet
- 7. Carnivals and similar events & §161-4.1
- 8. Cleaning or wash establishments
- 9. Veterans, fraternal, lodge, or private organizations §161-4.33
- 10. Community auction sales areas
- 11. Dance halls
- 12. Drive-through businesses of retail or service nature, including fast-food restaurants, pharmacies and banks
- 13. Fairgrounds
- 14. Golf driving ranges and commercial activities incidental thereto
- 15. Ice-skating or roller-skating rinks
- 16. Ice storage
- 17. Medical or dental laboratories
- 18. Monument sales
- 19. Express offices and/or terminals
- 20. Parking, public, for which a charge is made
- 21. Stadiums
- 22. Tennis clubs
- 23. Businesses with outside storage §161-4.39
- 24. Tattoo parlors, shops conducting body piercing, and similar enterprises
- 25. On-premises smoking establishments
- 26. Hotels or motels
- 27. Pawnshops
- 28. Pool or billiard halls
- 29. Public lodging houses
- 30. Adult book stores, adult motion picture theaters, adult mini-motion picture theaters, group D cabarets, and other sexually-oriented businesses §161-4.34
- 31. Medium solar energy systems §161-4.49

Industrial Districts

Bruce Township has two industrial zoning districts:

- LI-1 Light Industrial
- IRO Industrial Research Office

What's Permitted in the LI-1 Light Industrial District?

Permitted Uses

1. Any one or more of the permitted uses in the I-R-O
2. Industrial, light
3. Automobile heavy repair garages
4. Existing single-family
5. Accessory uses and accessory outside storage customarily incidental to any of the above uses
6. Medical marijuana registered primary caregivers §161-4.12
7. Small solar energy systems §161-4.49

Special Land Uses

1. Rustproofing shops
2. Lumber and planing mills
3. Contractor's yards
4. Industrial, heavy
5. Retail uses which have a warehouse or industrial character by reason of enclosed outdoor storage requirements or activities such as, but not limited to, lumber yards, new building materials, upholsterers, cabinet makers, outdoor boats, house trailers, automobile or agricultural implement sales
6. Public utility transmission lines §161-4.31
7. Existing agricultural operations
8. Government buildings and facilities
9. Warehousing and wholesale establishments, mini-warehouses.
10. Wireless communication towers, personal wireless services (cell towers) and similar towers and antennas §161-4.38
11. Household recycling facilities
12. Self-storage facilities
13. Medium solar energy systems §161-4.49

What's Permitted in the IRO Industrial Research Office District?

Permitted Uses

1. Office, professional
2. Any use with the principal function of conducting research, design, testing and pilot or experimental
3. Product development, including model fabrication and prototyping
4. Educational and design facilities whose principal function is the research and development of new products and processes and technical training.
5. Office, medical, and research facilities including auxiliary or accessory laboratories
6. Data processing and computer centers, including incidental service and maintenance of electronic data processing equipment.
7. Pilot plants established to demonstrate creative technologies that can serve as a basis for enlarged facilities elsewhere.
8. Industrial, light
9. Accessory buildings and uses customarily incidental to the principal permitted uses may be permitted.
10. Small solar energy systems §161-4.49

Special Land Uses

1. Wireless communication towers, personal wireless services (cell towers) and similar towers and antennas §161-4.38
2. Utility and public service facilities and uses needed to service the immediate vicinity, but excluding any outside storage §161-4.30
3. Trade or technical schools.
4. Governmental buildings and uses.



Zoning

Bruce Township, Macomb County

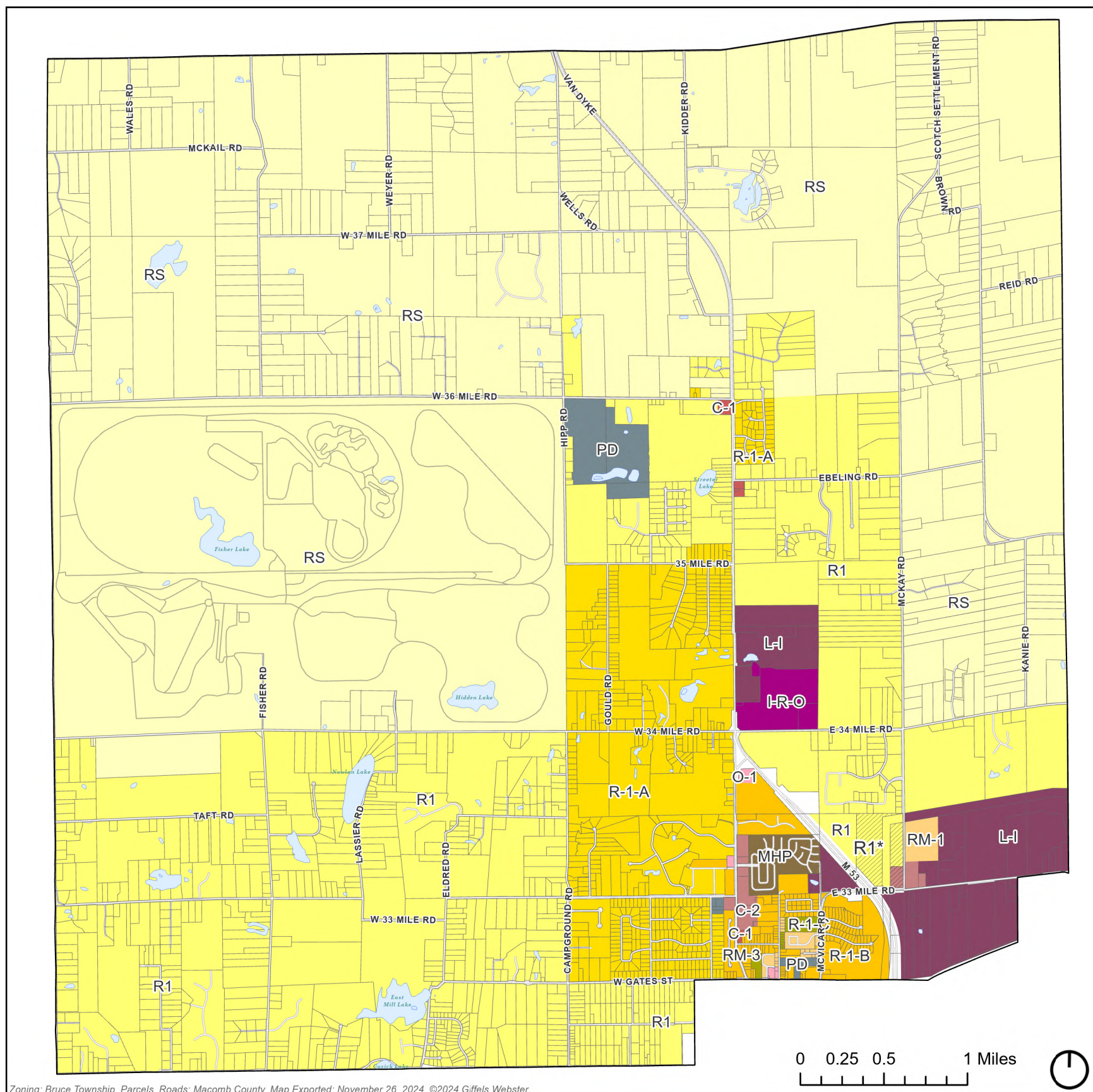
Zoning Districts

RS, RURAL SUBURBAN	MHP, MOBILE HOME PARK
R1, RESIDENTIAL ONE FAMILY	O-1, RESTRICTED OFFICE
R-1-A, RESIDENTIAL ONE FAMILY	C-1, LOCAL COMMERCIAL
R-1-B, RESIDENTIAL ONE FAMILY	C-2, PLANNED SHOPPING CENTER
R-1-C, RESIDENTIAL ONE FAMILY	L-I, LIGHT INDUSTRIAL
RM-1, RESIDENTIAL MULTIPLE FAMILY	I-R-O, INDUSTRIAL RESEARCH OFFICE
RM-3, RESIDENTIAL APARTMENT	PD, PARK DISTRICT

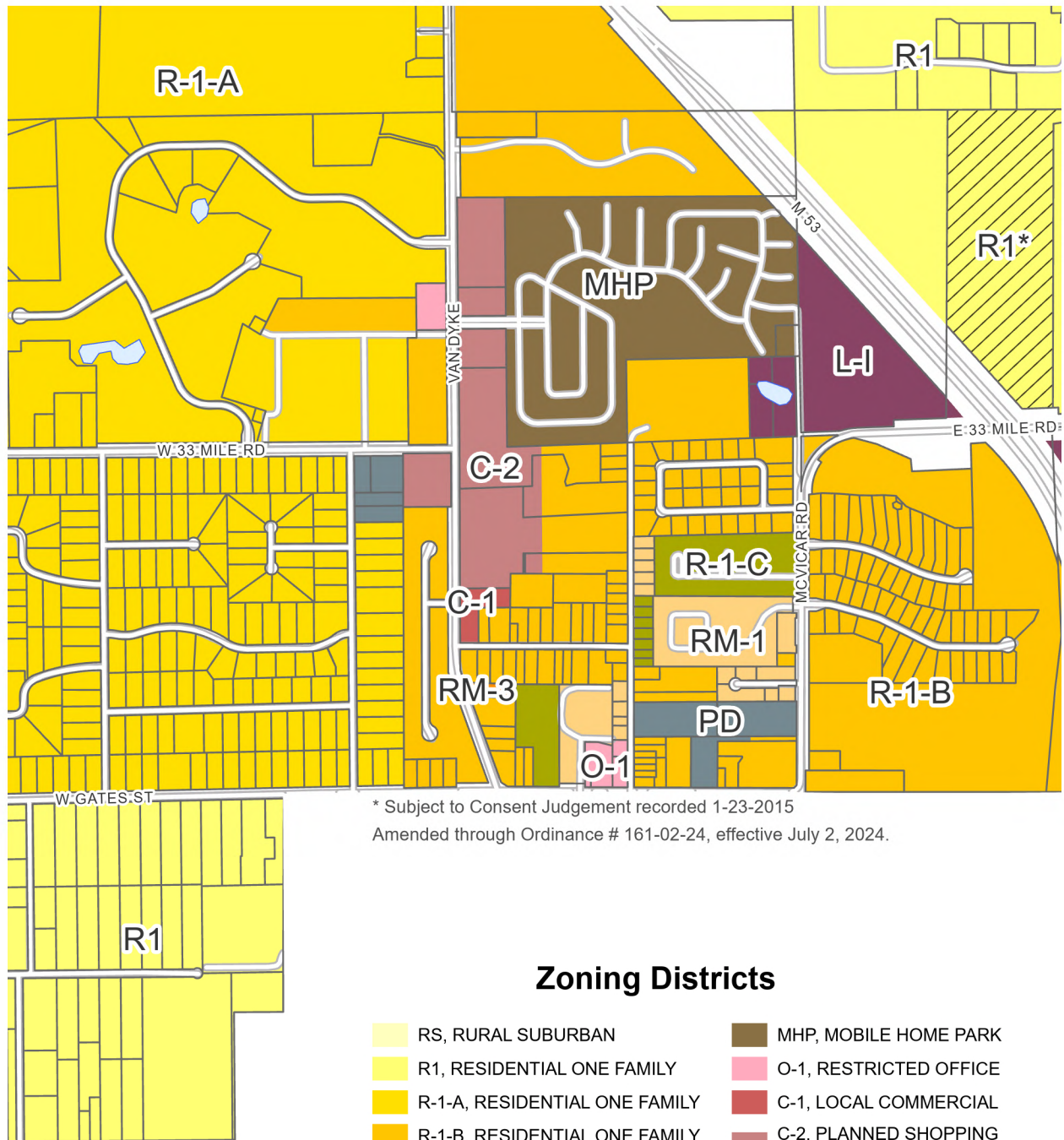
* Subject to Consent Judgement recorded 1-23-2015

The Official Zoning Map is on file at the Township Clerk's Office.

Amended through Ordinance # 161-02-24, effective July 2, 2024.



Zoning: Bruce Township, Parcels, Roads: Macomb County, Map Exported: November 26, 2024, ©2024 Giffels Webster.



* Subject to Consent Judgement recorded 1-23-2015
Amended through Ordinance # 161-02-24, effective July 2, 2024.

Zoning Districts

RS, RURAL SUBURBAN	MHP, MOBILE HOME PARK
R1, RESIDENTIAL ONE FAMILY	O-1, RESTRICTED OFFICE
R-1-A, RESIDENTIAL ONE FAMILY	C-1, LOCAL COMMERCIAL
R-1-B, RESIDENTIAL ONE FAMILY	C-2, PLANNED SHOPPING CENTER
R-1-C, RESIDENTIAL ONE FAMILY	L-I, LIGHT INDUSTRIAL
RM-1, RESIDENTIAL MULTIPLE FAMILY	I-R-O, INDUSTRIAL RESEARCH OFFICE
RM-3, RESIDENTIAL APARTMENT	PD, PARK DISTRICT