

Commercial & Industrial Land in Bruce

Planned Land vs Zoned Land

The data in the tables that follow comes from two maps: the current Zoning Map and the 2016 Future Land Use Map.

- The table of land currently zoned for commercial and industrial uses shows the amount of land on which a person can currently do this type of development.
- The table of land planned for commercial and industrial uses shows the amount of land where the township thinks commercial and industrial uses might be developed at some point in the future.

Land Zoned for Commercial & Industrial Use

Land zoned for commercial & industrial uses (as of November, 2024)		
District	Total Acreage	Vacant*
O-1 Restricted Office	9.1	4.15
C-1 Local Commercial	10.45	4.15
C-2 Planned Shopping Center	60.87	35.63
C-3 General Commercial	0	--
LI-1 Light Industrial	631.17	177.72
IRO Industrial Research Office	98.36	12.18

*Vacancy information is based on the lots that are fully vacant; many commercial and industrial lots are only partially occupied, and some of that unused land could potentially accommodate additional establishments.

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

0 0.25 0.5 1 Miles



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

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

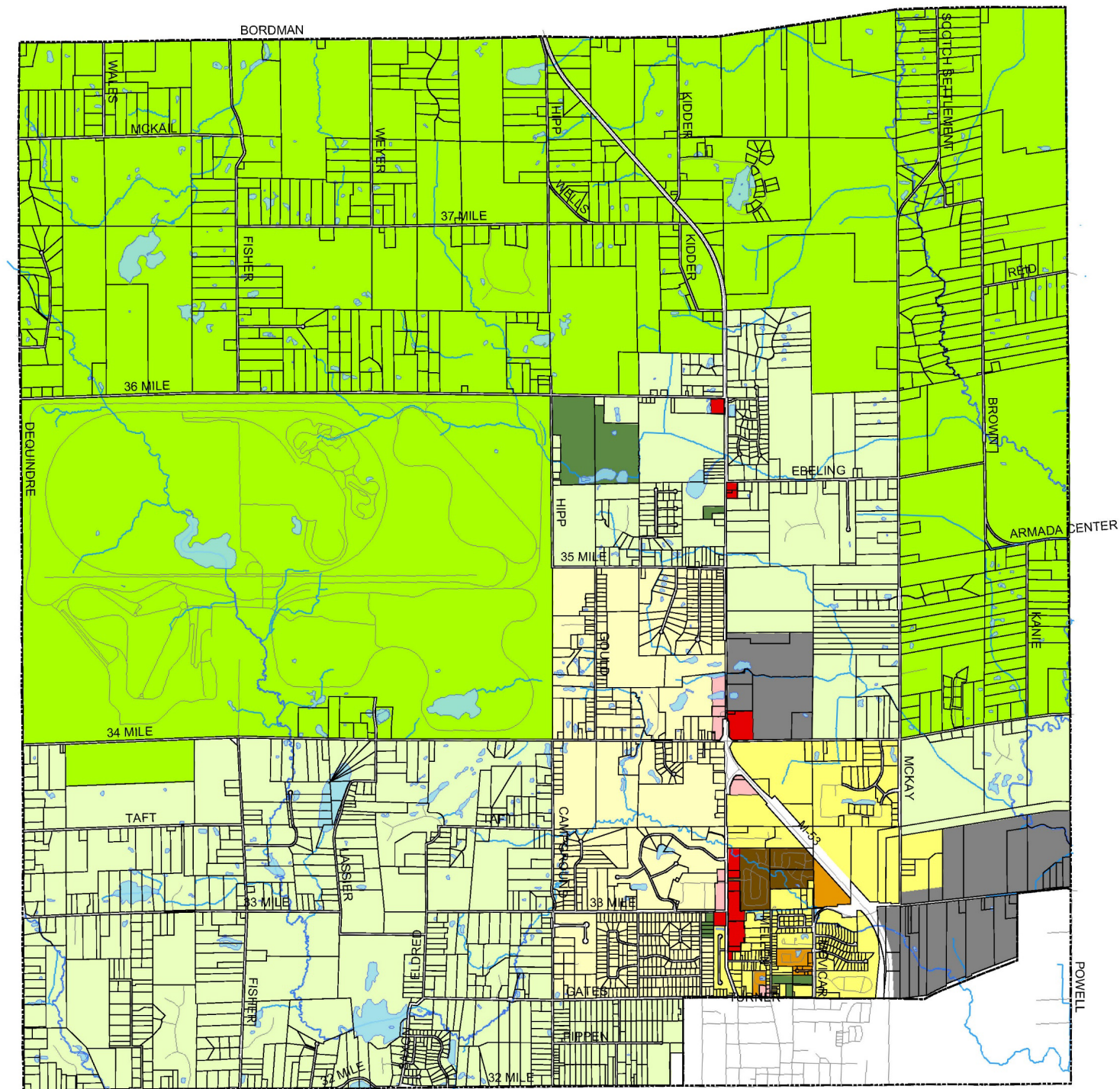
Land Planned for Commercial & Industrial Use on the 2016 Future Land Use Map

Land planned for commercial & industrial uses (2016 Future Land Use Map)		
Use	Total Acreage	Vacant*
Industrial**	674.14	136.15
Commercial**	56.89	31.99
Office**	35.89	27.44

There are also 41.44 acres with existing commercial uses in the area in the Rural Agricultural category

*Vacancy information is based on the lots that are fully vacant; many commercial and industrial lots are only partially occupied, and some of that unused land could potentially accommodate additional establishments.

**The future land use categories are general, so even though we have more than one commercial zoning district and more than one industrial zoning district, they're listed as single categories on the future land use map.



LEGEND

- RURAL - AGRICULTURAL
- RURAL - ESTATE
- LOW DENSITY SINGLE FAMILY RESIDENTIAL
- LOW-MODERATE DENSITY SINGLE FAMILY RESIDENTIAL
- MODERATE DENSITY RESIDENTIAL
- MANUFACTURED HOUSING COMMUNITY
- OFFICE
- COMMERCIAL
- INDUSTRIAL
- PUBLIC - PARK

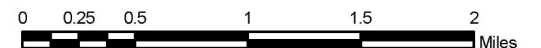
This is the future land
use map from the 2016
Master Plan

MASTER LAND USE PLAN

Bruce Township
Macomb County, Michigan



CPM
Community Planning & Management, P.C.
Professional Planning Consultants



Parcel File Provided by Macomb County, MI