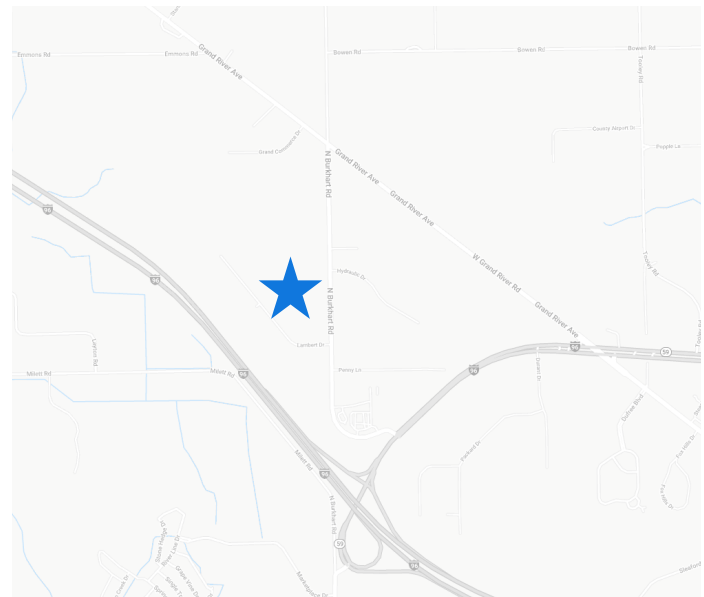




16.57 ACRES - LAMBERT DRIVE
Howell, MI 48855

PROPERTY DETAILS

- Vacant Land Parcel Consisting of 16.57 Acres. Lot Dimensions are 964.20 x 672.61 x 1039.56 x 779.07
- Located on Lambert Drive Across from Tanger Outlet Mall
- Situated Right Off of the I-96 / M-59 (Highland Road) Interchange
- Zoned RSC (Regional Service Commercial District)
- Suitable for Retail, Office Hospitality or Industrial Use

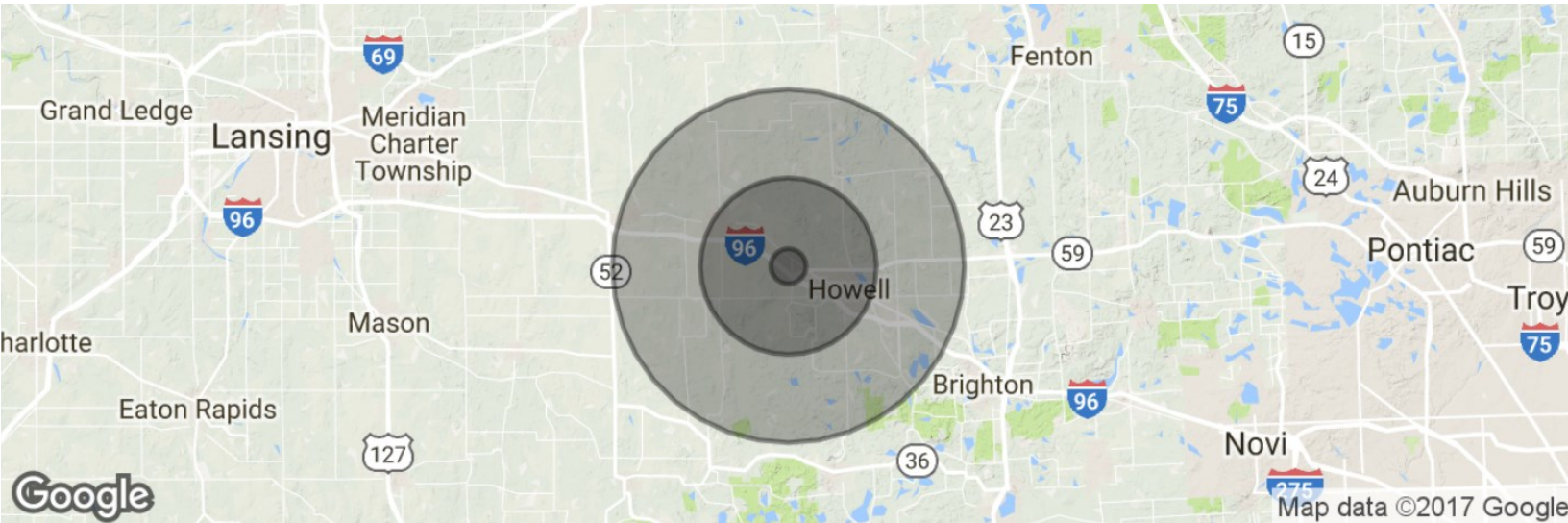


RETAIL MAP



PARCEL MAP



DEMOGRAPHIC DATA


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	770	19,309	70,304
Median Age	37.3	37.7	37.9
Median Age (Male)	37.9	34.8	36.3
Median Age (Female)	35.8	39.0	38.6

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Total Households	281	7,558	26,521
Persons Per Household	2.7	2.6	2.6
Average Household Income	\$73,373	\$73,545	\$76,042
Average Home Value	\$216,534	\$201,631	\$219,076

ZONING INFORMATION

ARTICLE X RSC REGIONAL SERVICE COMMERCIAL DISTRICT

Section 10.01 PURPOSE

This District is to recognize the unique regional location existing in Howell Township around the combination of I-96, M-59 and Grand River Road and therefore plan the surrounding adjacent area in part for regionally accessible commercial developments.

(Ord. No. 1 eff. Jan. 8, 1983)

Section 10.02 PERMITTED PRINCIPAL USES.

The following uses are permitted as long as the use is conducted completely within an enclosed principal building and enclosed accessory structures and areas having controlled entrances and exits with the exits having operating cashier stations where the payment of goods or services purchased can be paid by customers:

- A. Retail establishments, including supermarkets, department stores, home appliance stores, hardware stores, home improvement stores and other similar types of retail outlets that sell food items, hardware goods, drugs and sundries, home improvement items, gifts, dry goods, clothing and dressmaking equipment and supplies, notions, home appliances, wearing apparel, shoes and boots, automotive equipment, parts and supplies, photographic equipment and supplies, electrical equipment and supplies, office equipment and supplies, home interior decorating equipment and supplies, art equipment and supplies, furniture, antiques, showrooms with interior and/or exterior exposure, home garden equipment and supplies, candy and confections, alcoholic and non-alcoholic beverages, toys and games, electronic equipment and supplies, musical instruments and supplies, outdoor and indoor recreation equipment and supplies, pets and pet equipment and supplies, building and construction equipment and supplies, medical and dental equipment and supplies, graphic arts equipment and supplies, computer and data processing equipment and supplies, leasing, rental, and sale of new and used motorized vehicles including but not limited to cars, trucks, recreational vehicles, and motorcycles, and other uses of a similar character that are normally an integral part of a regional shopping center.
- B. Service establishments, either as completely separate units or as an integral part of any of the principal uses permitted in A. above, and additionally including service outlets for insurance, real estate, medical and dental clinics, veterinary clinics and hospitals, nursing and convalescent homes, theatres, assembly and concert halls, indoor commercial recreation, clubs, fraternal organizations and lodge halls, restaurants, private and business schools, churches, public and private office buildings, motels and hotels, and uses of a similar character that are normally an integral part of a regional shopping center.
- C. Mini Warehouses.

(Ord. No. 1 eff. Jan. 8, 1983; amend. by Ord. No. 11 eff. Apr. 4, 1986, further amend. by Ord. No. 107 eff. May 24, 2000; Ord. No 200 eff. December 11, 2006)

Section 10.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS.

- A. Automotive gasoline and service stations in accordance with the provisions of Article XVI, "Special Uses" for this use. See Section 16.11.

ZONING INFORMATION CONTINUED

- B. Drive-in retail and service establishments in accordance with the provisions of [Article XVI](#), "Special Uses" for this use.
- C. Regional shopping centers in accordance with the provisions of [Article XVI](#), "Special Uses" for a collective grouping of two (2) or more of the uses permitted in this [district](#).

(Ord. No. 1 eff. Jan. 8, 1983; Ord. No. 61 eff. Oct. 8, 1997; Ord. No. 62 eff. Oct. 8, 1997, further amend. by Ord. No. 107 eff. May 24, 2000)

Section 10.04 PERMITTED ACCESSORY USES.

- A. Normal [accessory uses](#) to all "Permitted Principal Uses."
- B. Normal [accessory uses](#) to all "Permitted Principal Special Uses." See [Section 14.34](#).

(Ord. No. 1 eff. Jan. 8, 1983)

Section 10.05 DIMENSIONAL REQUIREMENTS, EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE.

- A. [Lot area](#). Minimum of two (2) acres, except where a lot or [parcel](#) is served by a public or common water supply system and a public wastewater sewer and treatment system, in which use the lot or [parcel](#) may have a minimum [area](#) of 40,000 square feet. Regional Shopping Centers shall meet the requirements of [Article XVI](#), "Special Uses" for a collective grouping of two (2) or more of the uses permitted in this [District](#).
- B. [Lot width](#). Minimum of 200 feet at [building setback line](#) when on-site well water supply and septic tank wastewater disposal systems are used or a minimum of 120 feet at [building setback line](#) when public or approved on-site common water supply and wastewater sewer and treatment systems are directly accessible to the lot or [parcel](#).
- C. [Lot coverage](#). Maximum of 75%.
- D. [Yard and setback requirements](#).
 - 1) [Front yard](#). Minimum of thirty-five (35) feet from the [road](#) or [highway right-of-way line](#), or as specified in [Section 26.05](#), whichever is greater.
 - 2) [Side yards](#). Minimum of ten (10) feet for one (1) [side yard](#), but a minimum total of twenty-five (25) feet for both side yards.
 - 3) [Rear yard](#). Minimum of fifty (50) feet.
- E. [Height limitations](#). Maximum of seventy (70) feet.
- F. [Locational and other requirements](#).

ZONING INFORMATION CONTINUED

- 1) The site shall have at least one (1) property line abutting a major road or highway arterial.
- 2) All vehicular access shall be from a Livingston County Road Commission or Michigan Department of Transportation approved driveway intersection with a road or highway, which may include the use of acceleration and/or deceleration lanes, tapered lanes, or a frontage access road located parallel and adjacent to a major road or highway arterial in conformance with Section 26.04.
- 3) The storage of goods or materials is not permitted outside of the principal structure.

(Ord. No. 1 eff. Jan. 8, 1983; amend. Ord. No. 75 eff. Sept. 30, 1998; further amend. Ord. No. 97 eff. Feb. 23, 2000; Ord. No. 98 eff. Feb. 23, 2000; further amend Ord. No. 119 eff. Dec. 27, 2000; Ord. No. 200 eff. Dec. 11, 2006)