

ARTICLE 11

C GENERAL BUSINESS DISTRICT

Sec. 11.01 PURPOSE

The C General Business District is intended to permit retail business and services which are oriented to automobile traffic. This district encourages commercial uses that can accommodate larger off-street parking facilities and complement pedestrian-oriented neighborhood commercial businesses. Residential uses and activities are not permitted in the C General Business District, except unless otherwise indicated or as a part of a P.U.D. project.

Sec. 11.02 PERMITTED USES, subject to the applicable provisions of Article 18.

A) Business services, including the following:

- 1) Business, professional or governmental offices.
- 2) Financial institutions, including banks, savings and loan association offices, credit unions and associated drive-thru facilities, subject to the Site Plan Review Requirements of Section 18.09 (f).

B) Clothing service, including the following:

- 1) Dry cleaning establishments occupying a total floor area not to exceed two thousand (2,000) sq. ft. using not more than two (2) clothes-cleaning units, neither of which shall have a rated capacity of more than forty (40) pounds, using cleaning fluid which is non-explosive and nonflammable, and subject to the off-street parking requirements of Article 19.
- 2) Self-service laundry and dry cleaning establishments.

C) Food services including the following:

- 1) Supermarket/grocery stores.
- 2) Wholesale food distributors.
- 3) Drive-in restaurants or other drive-in or drive-up establishments serving food and/or beverages.

- 4) Restaurants.
- D) Personal services, including the following:
 - 1) Barber shops.
 - 2) Beauty shops.
 - 3) Health salons, exercise/body building facilities.
 - 4) Motels, motor courts.
 - 5) Veterinary offices, including retail sales of pet supplies and minor surgery/sterilization of small animals.
 - 6) Mini-storage/self storage facilities.
- E) Recreation/amusement businesses, including the following:
 - 1) Bowling alleys.
 - 2) Golf driving ranges.
 - 3) Movie Theaters.
 - 4) Archery/pistol ranges (indoors).
 - 5) Arcades.
 - 6) Drive-ins.
- F) Vehicle sales and service.
 - 1) Automobile service stations, quick oil change shops.
 - 2) Automobile car washes.
 - 3) New and used car/truck dealerships.
 - 4) Farm implement sales and service.

- 5) Recreation vehicle sales and service.
- G) Miscellaneous retail, including but limited to the following:
 - 1) Clothing/apparel store
 - 2) Auto parts sales.
 - 3) Drug stores/pharmacies
 - 4) Plumbing and heating equipment including wood-burning stoves.
 - 5) Home improvement stores/lumber yards.
 - 6) Equipment rental/sales.
 - 7) Pet stores.
 - 8) Shoe stores.
 - 9) Jewelry.
 - 10) Arts/crafts.
 - 11) Discount merchandizing.
 - 12) Shopping Center
- H) Hospitals/convalescent homes
- I) Uses similar to the above, as determined by the Township Planning Commission.
- J) Accessory buildings and uses customarily incidental to the above permitted uses, subject to the requirements of Section 4.12.
- K) Signs as provided in Article 20.
- L) Off-street parking and loading facilities in accordance with the requirements of Article 19.

- M) Temporary buildings and trailers for use incidental to construction.
- N) Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, but not including storage yards.
- O) Open air businesses.
- P) Commercial Kennels.
- Q) Mortuaries/Funeral Homes.
- R) Nurseries for Plants and Flowers
- S) Parks/Recreational Facilities
- T) Trailer Sale Yards
- U) Churches, subject to the conditions listed under Section 18.09 (i) and a waiver of the 500-foot separation distance from any business with a liquor license.

Sec. 11.03 USES ALLOWED BY SPECIAL USE PERMIT

- A) Commercial television, radio, and micro-wave transmission, receiving, and relay towers for lease, use of customers, or other commercial purposes, subject to Article 18.
- B) Adult Entertainment/Business/Sexually Oriented Businesses (see Article 3 - Definitions and Article 18)
- C) Wind energy conversion system

Sec. 11.04 REQUIRED CONDITIONS

- A) All commercial activities except for open air businesses must occur within a completely enclosed building.
- B) All lighting in connection with permitted business uses shall be so arranged as to reflect the light away from all adjoining residential buildings or residentially zoned property (Section 4.09).

- C) Outside storage shall be allowed provided adequate screening is provided in accordance with the requirements of Section 4.09.
- D) Where a new or expanded land use occurs in a C District, after the effective date of this ordinance, that abuts directly upon a residentially zoned district, protective screening shall be provided (Section 4.09).
- E) Signs as provided in Article 20.
- F) Site Plan Review. Site plan review and approval must be obtained for all new construction, and uses requiring new parking areas or additions to parking areas, in accordance with the provisions of Article 18.
- G) Screening of Dumpsters. For all lots in the General Business District abutting on one or more sides a Residential District, all areas of trash storage and disposal visible from the Residential District, including dumpsters, must be screened by a six (6) foot screen fence, but in no case less than six (6) inch in height over the top of the trash or dumpster.

Sec. 11.05 HEIGHT REGULATION

No building or structure shall exceed thirty-five (35) feet in height.

Sec. 11.06 AREA REGULATIONS

No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area and building coverage requirements.

- a) Front Yard. Where all the frontage on the same side of the street between two intersecting streets is located in a C Zoning District and where a setback has been established by fifty (50) percent of said frontage, then this established setback shall determine the required front yard. In all other cases, there shall be a front yard of not less than fifty (50) feet.

b) Side Yard.

- 1) Where the side of a lot in a C Zoning District abuts upon the side of a lot in any R or AG Zoning District, each side yard shall be not less than twenty-five (25) feet.
- 2) There shall be a side yard of not less than forty (40) feet on the street side of a corner.
- 3) No side yard shall be required when directly abutting other commercial uses or land included in a C or I Zoning District.

c) Rear Yard.

- 1) Where the rear of a lot in a C Zoning District abuts upon the side yard of a lot in any R Zoning District or AG Zoning District, there shall be a rear yard of not less than twenty-five (25) feet.
- 2) In all other cases, there shall be a rear yard of not less than ten (10) feet.
- 3) No accessory buildings shall be allowed closer than five (5) feet from the rear lot line.

d) Screening. Side yards and rear yards adjoining any lot in an R or AG Zoning District shall be screened (1) by a compact hedge of deciduous or evergreen trees which are a minimum of five (5) feet in height; or (2) a solid wall or tight board fence six (6) feet in height.

e) Lot Area. The minimum lot area shall be fifteen thousand (15,000) square feet; provided, however, that all private sewage disposal systems not connected to a public sewer must be approved by the Allegan County Health Department. The minimum lot width shall be one hundred (100) feet.

Sec. 11.07 SITE PLAN REVIEW repealed 7/14/08 Ord. # 287