

CHAPTER IX

C-1 GENERAL BUSINESS DISTRICT

SECTION 9.01 DESCRIPTION AND PURPOSE. *This Zoning District is for the general business needs of the community including retail services and businesses, wholesaling of goods, warehousing facilities, and limited fabrication of goods. When any of these types of enterprises are permitted, they are to be regulated in a manner that will protect any abutting residential districts.*

SECTION 9.02 USE REGULATIONS OF THE “C-1” GENERAL BUSINESS DISTRICT CLASSIFICATION. *Land, buildings or structures in this Zoning District may be used for the following purposes only:*

- (a) Those non-residential uses which are permitted in the Residential Zoning Districts, subject, except as specifically provided otherwise in this Chapter, to the same conditions, restrictions and requirements as are provided in the Residential Zoning Districts
- (b) Amusement enterprises
- (c) Antique shop, provided all articles for sale are displayed or stored within the shop
- (d) Automobile sales
- (e) Automobile repair shop or garage, including major repair operations
- (f) Bakery goods store
- (g) Bank, loan and finance office, including drive-in branches
- (h) Barber or beauty shop
- (i) Book, stationary or gift store
- (j) Bowling alley, including restaurant, but excluding liquor, beer, and wine
- (k) Bus station or travel agency
- (l) Business or trade school
- (m) Candy store, soda fountain and/or ice cream store

- (n) Car wash
- (o) Catering service, delicatessen and confectionery store
- (p) Clinic-dental and medical including laboratory
- (q) Clothes cleaning and/or laundry pick-up station
- (r) Clothing and dry goods store
- (s) Contractor (plumbing, heating, electrical, etc.) provided all operations and storage are completely enclosed in a building
- (t) Crating and packing service
- (u) Dance studio and photographic studio
- (v) Diaper, linen, and towel supply service
- (w) Dress shop
- (x) Drug store, but excluding liquor, beer, and wine sales
- (y) Dry cleaning and laundry - custom and self-service
- (z) Eating place - including grills and drive-in but excluding liquor, beer and wine sales
- (aa) Electrical supplies - wholesale and storage
- (bb) Exterminator service
- (cc) Factory and mill supplies
- (dd) Florist and gift shop, with or without nursery
- (ee) Frozen food locker
- (ff) Funeral home and ambulance service
- (gg) Grocery store, excluding beer, wine and liquor sales, and including a meat market
- (hh) Hardware store

- (ii) Hotels and motels, excluding liquor, beer and wine sales
- (jj) Household appliance store
- (kk) Jewelry store
- (ll) Juke box and vending machine service and distribution
- (mm) Laboratory - medical and dental
- (nn) Laundromats
- (oo) Landing and take-off areas for roto craft
- (pp) Locksmith
- (qq) Lodge hall, private club, veterans' club
- (rr) Marina
- (ss) Nursery school and day nursery
- (tt) Offices
- (uu) Offices machines, sales and service
- (vv) Office supply store
- (ww) Ornamental iron work and fence service
- (xx) Paint and wallpaper store
- (yy) Parcel delivery station
- (zz) Parking lot
- (aaa) Pet shop, not including treatment or boarding of animals
- (bbb) Photographer
- (ccc) Printing and publishing, including processes related thereto
- (ddd) Professional studio

- (eee) Plumbing and heating shop, provided all operations and storage areas are completely enclosed in a building
- (fff) Radio and television store including repair and broadcasting studios and towers
- (ggg) Resale shops including “auction houses”
- (hhh) Resort, including seasonal cabins, but excluding liquor, beer and wine sales
- (iii) Restaurants and/or cafes without dancing or floor show and without liquor, beer and wine sales
- (jjj) Service stations, including minor auto repair, if all repair work is conducted wholly within a completely enclosed building, when authorized by the Township Planning Commission as a special use. In considering such authorization, the Township Planning Commission shall consider the following standards: (1) the size, nature and character of the gas station; (2) the proposed location of the gas station; (3) the location of entrance drives and access to the gas station with respect to potential traffic congestion or hazards; (4) how well the gas station harmonizes, blends with and enhances adjoining properties and the surrounding neighborhood; (5) the need and necessity for the products and services of the gas station at the proposed location; and (6) the effect of the gas station on adjoining properties and the surrounding neighborhood
- (kkk) Shoe repair shop
- (lll) Sign painting and servicing shop provided all operations and storage are completely enclosed in a building
- (mmm) Special tools and gauges - checking, sales and service
- (nnn) Tailor and/or dress maker
- (ooo) Taxidermist
- (ppp) Theater
- (qqq) Theater, drive-in
- (rrr) Travel agency
- (sss) Variety store, including notions and “five and ten” store

- (ttt) Warehousing and storage structures
- (uuu) Wholesale sales
- (vvv) Business sign, real estate sign, identifying sign, name plate
- (www) Other similar retail business or service establishments which supply convenience commodities or perform services primarily for residents of the surrounding neighborhood when authorized by the Township Planning Commission as a special use. In considering such authorization, the Township Planning Commission shall consider the following standards: (1) the size, nature and character of the proposed use; (2) the proximity of the proposed use to adjoining properties; (3) the parking facilities provided for the proposed use; (4) any traffic congestion or hazard which will be occasioned by the proposed use; (6) the need or necessity for the proposed use to service the needs of the surrounding neighborhood; and (7) the effect of the proposed use on adjoining properties and the surrounding neighborhood.
- (xxx) Outdoor displays beyond the roof eave are subject to special use conditions.
Ord 66; Eff 10/27/06

SECTION 9.03 REQUIRED CONDITIONS.

- (a) With the exception of automobile parking and off-street parking, all business, service or processing shall be conducted wholly within a completely enclosed building.
Ord 66; Eff 10/27/06
- (b) All goods produced on the premises shall be sold at retail on the premises where produced.

SECTION 9.04 HEIGHT REGULATIONS. *No building or structure shall exceed thirty-five (35) feet in height.*

SECTION 9.05 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 a street between two intersecting streets is located in a C Zoning District and where a setback has been 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 the lot in a C-1 Zoning District abuts upon the side of 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 lot.
 - (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-1 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 building 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; (2) a solid wall or tight board fence six (6) feet in height.
- (e) Lot Area - The minimum lot area shall be ten thousand (10,000) 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 seventy-five (75) feet.