Chapter 11

B-1 - General Business District

SECTION 1101. INTENT AND PURPOSE

To permit office, retail and services used that meet the needs of the community. Larger land uses and business uses are permitted after review and approval by the Planning Commission.

SECTION 1102. USES PERMITTED BY RIGHT

In the B-1, General Business district, no building or part thereof shall be erected, used or structurally altered except for one or more of the following permitted uses or structures. All uses must take place within a wholly enclosed facility and any product produced on site must be sold on site. Following are the principal permitted uses by right within the B-1 District.

A. All principle permitted uses and all permitted uses after Special Approval in the Multiple Family Residential District except single family dwellings.

B. Professional offices including medical and dental clinics, veterinary clinics.

C. Financial Institutions.

D. Retail stores.

E. Business Service facilities, such as printing, office supplies.

F. Business and private schools.

G. Funeral homes.

H. Municipal buildings and uses, excluding outdoor storage.

I. Physical cultural facilities.

J. Off-street parking lots subject to provisions contained in Chapter 14 of this ordinance.

K. Signs, as provided in Chapter 15

L. Accessory buildings and uses customarily incidental to the above principal permitted uses.

SECTION 1103. USES PERMITTED AFTER SPECIAL APPROVAL

The following Special Approval uses shall be permitted subject to approval by the Township Board after review and recommendation by the Planning Commission, and further subject to any and all reasonable conditions which may be imposed in accordance with the Michigan Zoning Enabling Act, P.A. 110 of 2006, and Chapter 16 of this ordinance.

A. Waterfront uses customarily incidental to recreational boating including sales, service and storage facilities.

B. Automobile gasoline and service stations.

C. Adult entertainment businesses.

D. Automobile repair garages, bump shops, frame shops, and similar uses.

E. New and used motor vehicle sales room, including outdoor sales space.

F. Theaters, assembly halls, concert halls, recreation halls, other private recreation uses or similar places of assembly whether conducted inside a building or out-of-doors.

G. Automobile car wash establishments including steam-cleaning, provided off-street waiting space is provided in accordance with Chapter 14, Off-street waiting area for drive-through facilities.

H. Drive-in restaurants or other drive-in establishments serving food and/or beverages.

I. Wholesale stores, storage facilities, warehouse buildings, distribution plants.

J. Open air business uses as follows, subject to conditions of Chapter 12:

1. Retail sale of trees, shrubbery, plants, flowers, seed, topsoil, humus, fertilizer, trellises, lawn furniture, playground equipment, and other home garden supplies and equipment.

2. Retail sale of fruit and vegetables.

3. Tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, golf driving range, children's amusement park or similar recreation uses.

4. Bicycle, trailer, motor vehicle, boat or home equipment rental services.

5. Outdoor display and sale of garages, swimming pools and similar uses, subject to outdoor business standards.

K. Sales rooms, including outdoor sales space, for recreation vehicles, including boats, snowmobiles, travel trailers, campers, tents and accessory equipment.

L. Single family dwellings, when in the same building as the business.

M. Bars, taverns, nightclubs, cocktail lounges, and restaurants which serve alcoholic beverages.

N. Arcades and Amusement Centers.

O. Business Kennels (dogs).

SECTION 1104. DIMENSIONAL REQUIREMENTS

1104.1 MINIMUM LOT SIZE.

A. Minimum lot size shall be fifteen thousand (15,000) square feet. Each lot shall have a minimum width of one hundred (100') feet of frontage on a public or private road.

1104.2 MINIMUM YARD REQUIREMENT.

A. Front yard – where the existing developed frontage on the same side of a street between two (2) intersecting streets is located in a B-1 Zoning District and where a setback has been established for at least 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 no less than forty (40') feet from the property line.

B. Each side yard shall be a minimum of six (6') feet. Where the side yard abuts upon the side or rear yard of any R-district, the minimum side yard setback shall be twenty-five (25') feet and any remaining side yards shall be a minimum of six (6') feet from the property line.

C. Each lot shall have a minimum rear yard of ten (10') feet. Where the rear yard abuts upon the side or rear yard of any R-district, the minimum rear yard shall be twenty-five (25') feet from the property line.

1104.3 MAXIMUM BUILDING HEIGHT.

Two and one half (2 ½) stories or thirty-five (35') feet.

1104.4 MAXIMUM LOT COVERAGE.

Thirty-five (35%) percent of the property may be covered by buildings and structures. All detached building must be a minimum of ten (10') feet apart.

SECTION 1105. GENERAL REQUIREMENTS

1105.1 SCREENING. Side and rear yards abutting any R-district shall be screened as follows:

A. By a compact hedge of evergreen plants which will reach a minimum of five (5') feet in height after one growing season; or

B. A solid wall or tight board fence six (6') feet in height.