

CHAPTER 10

C-1 COMMERCIAL/SERVICE DISTRICT

SECTION 10.01. DESCRIPTION AND PURPOSE. The intent of the C-1 Commercial/Service District is to provide areas in the Township where local services, offices, and convenience shopping facilities can be clustered together so as to serve the day-to-day needs of Township residents.

These regulations are intended to promote development of a pedestrian-accessible mixed-use district, consisting of a variety of retail, office, and service uses. Because of the variety of uses permitted in the C-2 District, special attention must be focused on site layout, building design, vehicular circulation, and coordination of site features between adjoining sites. Permitted uses should be complementary to each other and should not have an adverse impact on street capacity, public utilities and services, or the overall image and function of the district. It is the further intent of this district to prohibit automotive related services and other intensive uses which tend to interfere with the continuity and character of the district.

SECTION 10.02. PERMITTED USES. In C-1 Districts, no uses shall be permitted except the following:

- (a) Retail businesses which supply commodities on the premises for persons residing in adjacent residential areas such as: groceries, meats, dairy products, alcoholic beverages, baked goods or other foods, ice cream, drugs, dry goods, notions, hardware, paint and wallpaper, books, stationery and school supplies, records and video cassette sales, flowers, periodicals, shoes, sporting goods, small household articles, and tobacco products.
- (b) Retail or service establishments which offer comparison goods for residents such as: bicycle sales, jewelry stores, hobby shops, music stores, clothing and shoe stores, notions, bookstores, sporting goods stores, office supply stores, carpet stores, furniture stores, building material sales (including hardware, glass and paint), household appliance stores, paint and wallpaper stores, auto equipment sales stores, and similar specialty retail stores.
- (c) Specialty shops, "five and ten" stores, and other variety stores including notions.
- (e) Establishments which perform services within a completely enclosed building such as: beauty and barber shops; watch, radio, television, clothing and shoe repair; locksmiths; photo processing outlets; and similar establishments.
- (f) Office buildings and uses, including offices for administrative services, accounting, clerical, drafting, education, executive, insurance, professional, real estate, research, sales agent, stock broker, technical training, stenographic, writing, and medical and dental practices.
- (g) Restaurants and cafes, including carry-out restaurants, but excluding drive-in or drive-through restaurants.

- (h) Financial institutions, including banks, credit unions, and savings and loan associations, provided that no drive-through facilities are permitted.
- (i) Municipal, county, or state service buildings without storage yards; and community buildings such as libraries, museums, post offices, and recreational, educational, and human service centers.
- (j) Newspaper offices and printing shops.
- (k) Photographers.
- (l) Video rental establishments.
- (m) Laundromats and dry cleaning outlets, provided that all services performed on the premises shall be sold at retail on the premises where performed.

SECTION 10.03. USES PERMITTED AFTER SPECIAL APPROVAL. The following uses may be permitted by the Township Board, following the review and recommendation by the Planning Commission, subject to the conditions specified for each use below, and further subject to the provisions of Chapter 19.

- (a) Churches and other religious buildings and facilities customarily incidental thereto, provided all primary ingress and egress from said sites shall be directly onto a major thoroughfare, as per Section 3.18.
- (b) Outdoor cafe's or eating areas where patrons are served while seated in the open air, subject to the following conditions:
 - 1. The outdoor eating area shall not exceed fifteen (15) percent of the gross floor area of the principal building; and shall not be located in any required front, side or rear setback area.
 - 2. The outdoor eating area shall be located no closer than fifteen (15) feet from any vehicular parking or maneuvering areas. Such eating areas shall be separated from all vehicular parking and maneuvering areas by means of a greenbelt, wall, or architectural feature.
 - 3. The outdoor eating area shall not be located within fifty (50) feet of any properties used or zoned for residential purposes. The area shall be completely screened from view from all residential properties by an obscuring fence or greenbelt, in compliance with Section 3.17.
 - 4. The outdoor eating area shall be kept clean and void of litter at all times.
 - 5. All vending machines shall be located within a completely enclosed.

- (c) Small "pocket" parks for outdoor sitting and strolling, subject to the following:
1. Such parks shall not exceed six thousand five hundred (6,500) square feet in area.
 2. Such parks shall be used for passive recreation only, such as walking, sitting, and picnicking. Facilities for active sports such as softball, basketball, or tennis shall not be permitted.
 3. A landscape plan shall be provided for review by the Planning Commission. The character of the park shall be in keeping with and enhance commercial uses within the district. Park facilities and activities shall not hinder business traffic.

SECTION 10.04. AREA REGULATIONS. No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following area regulations:

- (a) **Lot Area and Width.** The minimum lot area shall be determined by the use and the required off-street parking, loading, screening or greenbelts, and yard setbacks, in accordance with this Ordinance.

Every lot or parcel hereafter divided, subdivided, or otherwise created within this district shall have a width of not less than eighty (80) feet.

- (b) **Front Yard.** There shall be a front yard of not less than seventy-five (75) feet. No accessory building or uses other than parking or authorized signs shall be permitted in the front yard; provided that no parking areas are located closer than thirty-five (35) feet of any road right-of-way line. Landscaping is required in this area subject to the provisions of Section 3. 17 (b).

- (c) **Side Yards.**

1. Whenever a lot within this district abuts another lot within the C-1 or C-2 district, no side shall be required, provided building walls are built of fire-retardant construction. If walls of structures facing such interior side lot lines contain windows or other openings, side yards of not less than twenty (20) feet shall be required.
2. Whenever a lot within this district lies contiguous to any zoning district, other than a C-1 or C-2 district, there shall be a side yard along such district of not less than twenty-five (25) feet.
3. Whenever a lot is a corner lot, there shall be a side yard along the street of not less than seventy-five (75) feet.

- (d) **Rear Yard.** Where a rear yard abuts a commercial or industrial zoning district, the rear yard shall be not less than twenty (20) feet in depth. In all other cases, a rear yard of fifty (50) feet shall be provided.
- (e) **Obscuring Greenbelt or Fence.** Wherever a commercial use abuts an AG, RP, or any residential zoning district, an obscuring greenbelt or fence shall be provided and maintained in accordance with Section 3.17(c).
- (f) **Abutting the Grand River.** Along all sides of a property which abuts the Grand River, a yard of one hundred fifty (150) feet shall be maintained. Further, the provisions of the Flood Plain Overlay District (Chapter 13) may apply.
- (g) **Lot Coverage.** No more than thirty-five percent (35%) of the total land area of a lot or parcel of land shall be covered with buildings or structures.

SECTION 10.05. HEIGHT REGULATIONS. No building or structure shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet in height, whichever is less. See Section 3.14 for exceptions to height regulations.

SECTION 10.06. DEVELOPMENT STANDARDS.

- (a) **Required Conditions.** Except as otherwise noted for specific uses, buildings and uses in the C-1 District shall comply with the following required conditions:
 - 1. Seventy-five (75) percent of all goods produced and services performed on the premises shall be sold at retail on the premises where produced.
 - 2. The facade of all buildings shall be finished with face brick, wood, glass, stone, fluted cement, or stucco-like material. Cement or cinder block facades shall not be permitted. In recognition of developing technologies in building materials, the Planning Commission may agree to approve other materials provided they are compatible with surrounding properties, and further provided that such materials meet appropriate architectural, aesthetic, and safety concerns.
 - 3. Exterior walls facing all public or private rights-of-way or customer parking areas, shall have a finished appearance, using the same materials as used on the front of the building. Wherever possible, meter boxes, dumpsters, and mechanical equipment should not be located on a side of the building that faces residentially-zoned or used property, or public street rights-of-ways.
 - 4. There shall be no outside storage or processing of any goods, display inventory, or equipment.
- (b) **Site Plan Review.** Site plan review and approval is required for all uses in the C-1 District in accordance with Chapter 18.

- (c) **General Standards.** Buildings and uses in C-1 Districts shall be subject to all other applicable standards and requirements of this Ordinance including the General Provisions (Chapter 3), Nonconformities (Chapter 17), Off-Street Parking (Chapter 15), Landscaping (Chapter 3), and Sign Regulations (Chapter 16).

CHAPTER 11

C-2 GENERAL COMMERCIAL DISTRICT

SECTION 11.01. DESCRIPTION AND PURPOSE. The intent of the C-2 General Commercial District is to provide suitable locations for a variety of retail, service, and office uses, including more intensive commercial uses not permitted in the C-1 District and which may be incompatible with pedestrian movement. The district is intended to permit commercial establishments that cater to the convenience and comparison shopping needs of the entire Township as well as areas beyond the Township limits.

It is the intent of this district to encourage the consolidation of permitted uses so as to avoid strip commercial development and lessen traffic congestion by reducing the number of commercial driveways opening onto major streets. Because of the variety of business types permitted in this district, attention must be focused on site layout, vehicular circulation, and coordination of site features between adjoining sites. The design of commercial facilities should be compatible with surrounding development. This district should be so located as not to encroach upon any residential, agricultural, or rural preserve areas.

SECTION 11.02. PERMITTED USES. In C-2 Districts, no uses shall be permitted except the following:

- (a) All permitted uses in the C-1 District, subject to the same condition, as permitted under Section 10.02.
- (b) Offices and showrooms of a plumber, electrician, building contractor, upholsterer, caterer, decorator, taxidermist, exterminator, or similar trade subject to the following conditions:
 - All services performed on the premises, including fabrication, repair, cleaning or other processing of goods, shall be sold at retail on the premises where produced.
 - The ground floor premises facing upon and visible from any abutting streets shall be used only for entrances, offices, sales, or display.
 - There shall be no outside storage and/or display of materials or goods of any kind.
- (c) Schools for occupations, professional, or technical training, such as dance schools, music and voice schools, art studios, secretarial training, and similar schools.
- (d) Hotels and motels.
- (e) Funeral homes, provided there is adequate assembly area for vehicles to be used in funeral processions and such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the main building of the funeral home.

- (f) Private service clubs, fraternal organizations, banquet and dance halls, meeting halls, and similar places of assembly.
- (g) Indoor theaters.
- (h) Private indoor recreation uses, such as bowling alleys, billiard halls, gymnasium or court sports facilities, tennis clubs, roller or ice skating rinks, personal fitness centers, and similar recreation uses, subject to the following:
 - 1. Indoor recreation uses shall be set back a minimum of one hundred (100) feet from any AG, RP, or any residentially zoned property.
 - 2. Indoor recreation uses shall have direct access to a major thoroughfare in accordance with Section 3.18.
- (i) Banks with drive-thru windows, provided adequate stacking spaces are provided in accordance with Section 15.08.
- (j) Office supplies and office machine service stores.
- (k) Professional studios.
- (l) Kennels
- (m) Other uses similar to the above and consistent with the intent and general character of the district.

SECTION 11.03. USES PERMITTED AFTER SPECIAL APPROVAL. The following uses may be permitted by the Township Board, following the review and recommendation by the Planning Commission, subject to the conditions specified for each use below, and further subject to the provisions of Chapter 19.

- (a) All uses permitted after special approval in the C-1 District, subject to the same conditions, as permitted under Section 10.03.
- (b) Automobile filling and service stations, including oil changes and minor repairs (see definitions under Section 2.03), subject to the following:
 - 1. The minimum lot area shall be fifteen thousand (15,000) square feet for automobile filling stations and twelve thousand (12,000) square feet for automobile service stations. All such facilities shall not be located within five hundred (500) feet of any place of public assembly.

2. Entrances shall be no less than twenty-five (25) feet from a street intersection (measured along the road right-of-way or from any residentially zoned districts). Drives shall be no less than twenty (20) feet wide nor wider than thirty (30) feet at the right-of-way line. No more than one (1) such drive or curb opening shall be permitted for every fifty (50) feet of frontage along any street.
 3. Quick oil change facilities shall provide off-street waiting spaces equal to five (5) times the number of oil change stalls for automobiles awaiting entrance. Each off-street waiting space shall be ten (10) feet wide by twenty (20) feet long.
 4. The entire lot, excluding areas occupied by landscaping and buildings, shall be hard-surfaced with concrete or bituminous material. Curbs of at least six (6) inches in height shall be installed around the perimeter of all surfaced areas.
 5. All lubrication equipment, automobile wash equipment, hoists, and pits shall be enclosed entirely within a building. All gasoline pumps shall be located not less than fifteen (15) feet from any lot line.
 6. The storage, sale or rental of new or used cars, trucks, trailers, and any other vehicles on the premises is prohibited. Inoperable, wrecked or partially dismantled vehicles shall not be stored or parked outside for a period exceeding four (4) days.
- (c) New and used automobile, truck and tractor, boat, mobile home, recreation vehicle and trailer sales, subject to the following:
1. Outdoor sales lots, parking areas, and other vehicle maneuvering areas shall be hard-surfaced with concrete or bituminous material, and shall be graded and drained so as to dispose of all surface water accumulated within the area. The nearest edge of any driveway serving an outdoor vehicle sales area shall be located at least sixty (60) feet from any street or road intersection (as measured along the road right-of-way line).
 2. Any servicing of vehicles shall be subject to the following requirements:
 - All vehicle service activities, partially dismantled vehicles, and new and discarded parts shall be completely enclosed within a building.
 - The building containing service operations shall be located a minimum of fifty (50) feet from any property line.
 3. Devices for the transmission or broadcasting of voice or music shall be prohibited outside of any building.

- (d) Automobile or car wash establishments, subject to the following:
1. All washing activities shall be carried out within a building. Vacuuming activities shall be permitted in the rear yard only, provided such activities are located at least fifty (50) feet from adjacent residentially zoned or used property.
 2. Sufficient space shall be provided on the lot so that vehicles do not enter or exit the wash building directly from an adjacent street or alley. Off-street waiting spaces shall be provided as per Section 15.08. Streets and alleys shall not be used for maneuvering or parking by vehicles to be serviced by the automobile wash.
 3. Buildings should be oriented so that open bays, particularly for self-serve automobile washes, do not face onto adjacent thoroughfares unless screened by an adjoining lot or building.
- (e) Drive-in or drive-through restaurants, as defined in Section 2.03, subject to the following:
1. Drive-through windows, drive-in spaces, and waiting lanes shall not be located closer than one hundred (100) feet to any AG, RP, R-1, R-2, R-3 or R-4 District.
 2. Ingress and egress to the site shall be located at least sixty (60) feet from the intersection of any two (2) streets (measured along the road right-of-way line).
 3. Off-street waiting spaces shall be provided as per Section 15.08.
 4. Devices for the transmission of voices shall not be audible beyond the boundaries of the site.
- (f) Open-air businesses such as sales of plant materials not grown on the site, nurseries, lumber yards, outdoor display areas, playground equipment, and home garden supplies subject to the following:
1. The minimum lot width for these uses shall be one hundred (100) feet, except for temporary roadside stands. All display and loading areas shall meet the setback requirements of this district.
 2. The nearest edge of any entrance or exit drive shall be located no closer than sixty (60) feet from any street or road intersection as measured along the road intersection right-of-way line.
 3. All loading and parking areas for these uses shall be confined within the boundaries of the site and shall not be permitted to spill over onto adjacent roads.
 4. The storage of soil, fertilizer, and similar loosely packaged materials shall be contained or covered to prevent it from blowing onto adjacent properties.

5. Unless Christmas tree sales are accessory to the principal use of the site, a permit shall be obtained from the Building Official to allow temporary use of the site for such sales.
 6. All fenced in areas are subject to the provisions of Section 3.12.
- (g) Outdoor amusement or recreation activities, subject to the following:
1. Such activities shall not be located within five hundred 500 feet of any AG, RP, or residentially zoned land.
 2. All access to such site shall be from a major thoroughfare, as per Section 3.18.
 3. All sides of the development not abutting a major thoroughfare shall be provided with a six (6) foot high wall or fence and a twenty (20) foot wide obscuring greenbelt, in accordance with Section 3.17.
 4. Such use shall not cause or create unreasonable site pollution, noise, nuisance, traffic or disturbance on adjacent or surrounding properties.
- (h) Drive-in theaters, subject to the following:
1. Drive-in theaters shall be designed and constructed in accordance with an internal site plan which shall be subject to the site plan approval by the Planning Commission. Particular consideration shall be given to drainage, lighting, and internal vehicular circulation.
 2. The face of the theater screen shall not be closer than five hundred (500) feet to any public road or highway right-of-way, and shall be constructed so it is not visible from any road, highway, or residentially-zoned district.
 3. Driveways serving drive-in establishments shall be off of a major street as per Section 3.18. The nearest edge of any entrance or exit drive shall be located no closer than two hundred and fifty (250) feet from any street or road intersection (as measured along the road right-of-way line).
 4. A minimum of thirty (30) stacking spaces shall be provided on the premises for vehicles waiting to enter the theater. No vehicle shall be permitted to wait or stand within a dedicated right-of-way.
 5. An eight (8) foot high obscuring wall or fence shall be provided along all property lines.

- (i) Educational or health related institutions such as schools, colleges, hospitals, and treatment facilities, but not including prisons, subject to the following:
 - 1. All ingress and egress from said site shall be directly onto a major thoroughfare, as per Section 3.18.
 - 2. Buildings which exceed height limitations for this district may be allowed, provided front, side, and rear yards are increased above the minimum required yards by one (1) foot for each foot of building height that exceeds the maximum height allowed.
 - 3. Ambulance and emergency entrance areas shall be screened from view from adjacent residences by the building design or by a six (6) foot high masonry wall.
- (j) Veterinary clinics, provided all treatment and housing of animals are within a wholly enclosed building. Veterinary clinics shall not be located within five hundred (500) feet of any residentially zoned property. The boarding of animals without need of medical treatment shall be prohibited.
- (k) Roadside stands not larger than thirty-two (32) square feet in an area which are operated on a seasonal basis and are otherwise removed during the majority of the year, subject to the following provisions:
 - 1. Only fruit, cut flowers and vegetables that have been grown on the premises are sold.
 - 2. No part of the roadside stand, sales or parking area shall be located within a road right-of-way.
 - 3. Only one (1) stand premises shall be permitted.
- (l) Other uses similar to the above and consistent with the intent and general character of the district.

SECTION 11.04. AREA REGULATIONS. No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following area regulations:

- (a) **Lot Area and Width.** The minimum lot area shall be determined by the use and the required off-street parking, loading, screening or greenbelts, and yard setbacks, in accordance with this Ordinance.

Every lot or parcel hereafter divided, subdivided, or otherwise created within this district shall have a width of not less than eighty (80) feet.

- (b) **Front Yard.** There shall be a front yard of not less than seventy-five (75) feet. No accessory building or uses other than parking or authorized signs shall be permitted in the front yard; provided that no parking areas are located closer than thirty (30) feet of any road right-of-way line.
- (c) **Side Yards.**
 - 1. Whenever a lot within this district abuts another lot within the C-1 or C-2 district, no side shall be required, provided building walls are built of fire-retardant construction. If walls of structures facing such interior side lot lines contain windows or other openings, side yards of not less than ten (10) feet shall be required.
 - 2. Whenever a lot within this district lies contiguous to any zoning district, other than a C-1 or C-2 district, there shall be a side yard along such district of not less than twenty-five (25) feet.
 - 3. Whenever a lot is a corner lot, there shall be a side yard along the street of not less than seventy-five (75) feet.
- (d) **Rear Yard.** Where a rear yard abuts a commercial or industrial zoning district, the rear yard shall be not less than twenty (20) feet in depth. In all other cases, a rear yard of fifty (50) feet shall be provided.
- (e) **Obscuring Fence or Greenbelt.** Wherever a commercial use abuts an AG, RP, or any residential zoning district, an obscuring fence or greenbelt shall be provided and maintained in accordance with Section 3.17.
- (f) **Abutting the Grand River.** Along all sides of a property which abuts the Grand River, a yard of one hundred fifty (150) feet shall be maintained. Further, the provisions of the Flood Plain Overlay District (Chapter 13) may apply.
- (g) **Lot Coverage.** No more than thirty-five percent (35%) of the total land area of lot or parcel of land shall be covered with buildings or structures.

SECTION 11.05. HEIGHT REGULATION. No building or structure shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet in height, whichever is less. See Section 3.14 for exceptions to height regulations.

SECTION 11.06. DEVELOPMENT STANDARDS.

- (a) **Required Conditions.** Except as otherwise noted for specific uses, buildings and uses in the C-2 District shall comply with the following required conditions:
 - 1. Seventy-five (75) percent of all goods produced and services performed on the premises shall be sold at retail on the premises where produced.

2. The facade of all buildings shall be finished with face brick, wood, glass, stone, fluted cement, or stucco-like material. Cement or cinder block facades shall not be permitted. In recognition of developing technologies in building materials, the Planning Commission may agree to approve other materials provided they are compatible with surrounding properties, and further provided that such materials meet appropriate architectural, aesthetic, and safety concerns.
 3. Exterior walls facing all public or private rights-of-way or customer parking areas, shall have a finished appearance, using the same materials as used on the front of the building. Wherever possible, meter boxes, dumpsters, and mechanical equipment should not be located on a side of the building that faces residentially-zoned or used property, or public street rights-of-ways.
 4. There shall be no outside storage or processing of any goods, inventory, or equipment.
- (b) **Site Plan Review.** Site plan review and approval is required for all uses in accordance with Chapter 18.
- (c) **General Standards.** Buildings and uses in C-2 Districts shall be subject to all other applicable standards and requirements of this Ordinance including the General Provisions (Chapter 3), Nonconformities (Chapter 17), Off-Street Parking (Chapter 15), Landscaping (Chapter 3), and Sign Regulations (Chapter 16).