

120.200 "C-1" Commercial District, Local.

A. Description of District.

This district is designed solely for the convenience shopping of persons residing in the community. The regulations are designed to permit development of commercial properties but to protect the abutting and surrounding residentially zoned properties.

B. Permitted Uses:

1. Retail sales of goods and services such as:
 - a. Bakery and dairy products, retail sales only.
 - b. Banks, savings, and loan associations.
 - c. Barber and beauty shops.
 - d. Books, stationery, and newspapers.
 - e. Clothing and dry goods.
 - f. Florist and garden supplies.
 - g. Funeral homes.
 - h. Furniture and household furnishings.
 - i. Groceries and food stuffs.
 - j. Hardware, hobby supplies, household appliances.
 - k. Laundromat, laundry, and dry-cleaning pick-up station.
 - l. Music and dancing schools of instruction.
 - m. Pharmacy.
 - n. Photography store and studio.
 - o. Radio and television, sales, and service.
 - p. Restaurant or similar eating establishment.

- q. Shoe sales and repair.
 - r. Tailoring and dressmaking.
 - s. Variety store antiques gifts.
 - t. Instant print shops.
2. Urgent care and walk-in clinics.
 3. Offices, business or professional.
 4. Publicly owned and operated buildings and uses including community buildings and public parks, playgrounds, and other recreational areas.
 5. Essential services.
 6. Children's nurseries and licensed day care centers.

C. Conditional Uses:

The following uses are permitted by right if the required regulations can be met:

1. Warehouses associated with, incidental to, and located upon the same lot as the primary commercial use.
2. Accessory uses or buildings when in accordance with the provisions of Section 120.410.
3. Private Solar Energy Systems when in accordance with Section 120.470.

D. Special Exception Uses:

All Special Exception Uses are subject to the provisions noted herein as well as the requirements of Section 120.420.

1. Package liquor sales.

2. Gasoline service stations.
 - a. The use shall have frontage on a secondary road or greater.
 - b. The use shall have off-street parking facilities to satisfy peak parking needs.
 - c. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 200 feet to adjacent residentially zoned properties.
 - d. Gasoline pumps or other service appliances shall be set back at least 20 feet from the property line.
3. Public utility buildings and structures.
 - a. There is no zoning restriction for utilities located in public streets or public rights-of-way.
 - b. Public utility activities of an industrial character such as repair and maintenance yards, storage facilities or activities which generate electronic interference are prohibited.
 - c. The use shall have frontage on a paved primary road.
 - d. The use shall have off-street parking facilities to satisfy peak parking needs.
 - e. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall be no closer than 25 feet to adjacent residentially zoned properties.
 - f. The use shall be enclosed by a solid wall or compact screening of suitable material as determined by the Planning Commission and shall not be less than 6 feet in height.
4. Motor vehicle sales agencies, limited to passenger cars and light-duty trucks, providing a limited amount of outdoor sales area for new or used motor vehicles.
 - a. The sales agency shall not display more than thirty (30) vehicles.

- b. All vehicles shall be in operable condition.
- c. No more than fifty (50) percent of the lot, parcel or building site shall be used for the principal building, accessory building, and outdoor display of vehicles.
- d. Signs shall be erected in accordance with Section 120.320.
- e. Any exterior lighting shall be subdued in character and reduced in intensity or eliminated during non-business hours.
- f. Appropriate screening as required by Section 120.350 of this Ordinance shall be provided.
- g. No dismantling or mechanical work shall be performed on the premises.
- h. All display of motor vehicles shall be set back at least ten (10) feet from the road right-of-way.
- i. The Planning Commission shall have the right and authority to impose additional restrictions and conditions as may be necessary for the protection of the health, safety, and welfare of adjoining property owners and to ensure that any noise, odors, traffic or other incidental activities incident thereto have a minimum impact upon the neighborhood in which the same is located, including but not limited to hours of operation.

5. Outdoor Storage.

6. Sexually Oriented Business:

- a. No sexually oriented business shall be permitted in a location in which any principal or accessory structure, including signs, is within five hundred feet (500') of any principal or accessory structure of another sexually oriented business.
- b. No sexually oriented business shall be located in any principal or accessory structure already containing a sexually oriented business.

- c. No sexually oriented business shall be established on a parcel which is within five hundred (500') feet of any parcel zoned agricultural, residential or recreational.
- d. No sexually oriented business shall be established on a parcel within five hundred (500') feet of any single or multiple family residence, public park, school, childcare facility, church, or place of worship. The distance between a proposed sexually-oriented business and any single or multiple family residence, public park, school, child care facility, church or place of worship, or other sexually-oriented business shall be measured in a straight line from the nearest property line upon which the proposed sexually-oriented business is to be located to the nearest property line of the single or multiple family residence, public park, school, child care facility, church or place of worship.
- e. The proposed use shall conform to all standards of the zoning district in which it is located.
- f. The proposed use must meet all applicable written and duly promulgated standards of the Township and of other governments or governmental agencies having jurisdiction, and that to the extent required, the approval of these governments and /or governmental agencies has been obtained or is reasonably assured.
- g. The outdoor storage of garbage and refuse shall be contained, screened from view, and located so as not to be visible from neighboring properties or the adjacent roadways.
- h. Entrances to the proposed sexually-oriented business must be posted on both the exterior and interior walls, in a location clearly visible to those entering and exiting the business, and using lettering not less than two (2) inches in height that: 1) "Persons under the age of 18 are not permitted to enter the premises," and 2) "No alcoholic beverages of any type are permitted within the premises unless specifically allowed pursuant to a license duly issued by the Michigan Liquor Control Commission."

- i. No product or service for sale or gift, or any picture or other representation of any product or service for sale or gift, shall be displayed so as to be visible by a person of normal visual acuity from the nearest adjoining roadway or a neighboring property.
- j. Hours of operation shall be limited to 10:00 a.m. to 10:00 p.m., Monday through Saturday.
- k. All off-street parking areas shall comply with Section 8 (112.008) of this Ordinance and shall additionally be illuminated during all hours of operation of the sexually oriented business, and until one hour after the business closes.
- l. Any booth, room, or cubicle available in any sexually oriented business, excepting an adult motel, used by patrons for the viewing of any entertainment characterized by the showing of Specified Anatomical Areas or Specified Sexual Activities must comply with the following:
 - (1) Be handicap accessible to the extent required by the American with Disabilities Act.
 - (2) Be unobstructed by any door, lock or other entrance and exit control device.
 - (3) Have at least one side totally open to a public, lighted aisle so that there is an unobstructed view at all times from the adjoining aisle of any occupant.
 - (4) Be illuminated such that a person of normal visual acuity looking into the booth, room or cubicle from its entrance adjoining the public lighted aisle can clearly determine the number of people within.
 - (5) Have no holes or openings in any side or rear walls not relating to utility ventilation or temperature control services or otherwise required by any governmental building code or authority.

8. More than one Principal Use, Building or Structure on one parcel.
 - a. The use shall have off-street parking facilities to satisfy peak parking needs.
 - b. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 100 feet to adjacent residentially zoned properties.
 - c. Gasoline pumps or other service appliances, if provided, shall be setback at least 20 feet from any property line.
 - d. No major repairs or dismantling shall be permitted outside of an enclosed structure.
 - e. Any outdoor use shall be enclosed by a solid wall or compact screening of suitable material as determined by the Planning Commission and shall not be less than 6 feet in height.
 - f. Adequate ingress and egress are required to accommodate normal traffic. Driveways and parking areas must be of concrete or asphalt materials, to reduce dust and noise to adjacent properties.

E. Screening:

Screening shall be provided in accordance with Section 120.350.

F. Lot, Parcel or Building Site, Yard, and Area Requirements:

Except as elsewhere specified herein, the lot, parcel or building site, yard and area requirements shall be as specified in Section 120.600.

G. Related Principal Use, Building or Structure:

Principal use, building or structure shall be defined as a use or building which is primarily occupied or devoted to the principal use of the lot, parcel or building site and is owned and occupied by the title holder of the lot, parcel or building site or a legal business entity principally owned by the title holder of the lot, parcel or building site and operated on an integrated single commercial operation. Any principal building or structure leased, or any necessary building or structure subleased to any person or legal business entity other than that owned by the title holder of the lot, parcel or building site shall constitute a separate principal building for purposes of this section.

H. Principal Use, Building or Structure:

Not more than one (1) principal use, building or structure may be allowed on a lot, parcel, or building site, except in accordance with the Special Exception Use provisions provided herein and as set forth in Section 120.420.

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