

120.210 "C-2" Commercial District, General.

A. Description of District:

This district is established for the accommodation of community-wide and regional needs for general retail sales and service facilities. The regulations are designed to permit development of commercial properties but to protect abutting and surrounding residentially zoned properties.

B. Permitted Uses:

1. Any permitted uses allowed in the "C-1" Local Commercial District.
2. Recreational equipment sales.
3. Commercial recreation enterprises.
4. Contractors' workshops.
5. Hotel, motel.
6. Hospitals.
7. Movie theaters.
8. Mobile home sales
9. Essential services.

C. Conditional Uses:

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

1. Automobile and truck repair garage provided all activities occur within an enclosed building.
2. Automobile and truck sales agency and adjoining outdoor sales area of new or used cars and trucks provided that no dismantling of vehicles or storage of dismantled vehicles shall take place outdoors.

3. Private Solar Energy Systems when in accordance with Section 120.470.
4. Machinery and heavy equipment sales, with no outdoor display of goods.
5. Accessory uses or buildings, when in accordance with the provisions of Section 120.410.
6. Public utility buildings and structures necessary, including gas and electric substations, for the service of the community.
 - 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.
7. Mini-warehouse business. Fully enclosed storage buildings intended and designed for use (as a retail service) by the general public as customers.
 - a. The distance between buildings shall be not less than 30 feet.
 - b. No outdoor storage, i.e., storage outside a fully enclosed building.

- c. The perimeter of the site shall be fenced with a privacy fence or chain-link or metal mesh fence with openings that do not exceed two- and-one-fourth (2¼) inches. Such fencing to be a minimum of 6 feet in height.
- d. No storage of industrial or commercial goods or materials. Residential or office storage is permitted.

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. Bar, tavern, nightclub.
 - 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 500 feet to adjacent residentially zoned properties.
- 2. Private commercial clubs.
 - a. The use shall have frontage on a paved primary road.
 - 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 50 feet to adjacent residentially zoned properties.
- 3. Bus or truck terminal.
 - 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 500 feet to adjacent residentially zoned properties.

4. 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.

5. Public utility buildings and structures necessary for the services of the community:
 - a. There is no zoning restriction for utilities to be 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 not be 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.

6. Riding stable, racetrack, commercial.
 - 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 1000 feet to adjacent residentially zoned properties.
- 7. Bowling alleys and commercial recreation enterprises such as dance halls, skating rinks.
- 8. Movie theaters, outdoors:
 - a. No such theater shall be operated on less than a ten (10) acre tract of land.
 - b. All structures and buildings thereon shall be set back not less than 150 feet from the street line.
 - c. The entrances and exits thereto shall not be located on a curve or a hill or otherwise so as to create an unreasonable traffic hazard.
 - d. The setback area shall be so constructed as to allow vehicles to park thereon and be off the abutting highway while proceeding to enter or leave said theater.
 - e. The moving picture screen shall not face the abutting highway or street in any manner that would constitute a traffic hazard through the diverting of the attention of motorists from the operation of their vehicles.
- 9. Shooting ranges (commercial):
 - a. The use shall have frontage on a secondary road or greater.
 - b. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 1000 feet to adjacent residentially zoned properties.
- 10. Mini-warehouse business, subject to the conditions set forth in Section 120.210 C.7., except that outdoor storage may be permitted.

11. Crematories.
12. Outdoor Storage.
13. 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.

14. 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 Allowed.

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.

[Ord. No. 245, eff 11/26/2017]

[Ord. No. 249, eff 01/29/2019]

[Ord. No. 265, eff 08/31/2023]