

ARTICLE 10 C-1 BUSINESS DISTRICT

10.01 INTENT AND PURPOSE

Land, buildings, or structures in this zoning district may be used for the following purposes only: financial, insurance, and real estate offices; retailing of goods; and the provision of neighborhood needs, conveniences, and services. When any of these types of enterprises are allowed, they are to be regulated in a way that will protect abutting residential districts as required. All uses must meet the requirements for site plan review as provided in the Site Plan Review article of this ordinance.

10.02 ALLOWED USES

For land and/or buildings the allowed uses for the C-1 zone are select businesses generally in the categories of retail trade, finance, insurance, real estate, and services.

- A. Office buildings for any of the following occupations:
 - 1. Executive, administrative, professional, accounting, drafting, and other similar professional activities, as determined by the zoning enforcement officer.
 - 2. Medical and dental offices and clinics.
- B. Banks, credit unions, savings and loan associations, and other similar uses, including those with drive-through facilities.
- C. Personal service establishments conducting services on premises, including barber and beauty shops, laundry & cleaning services, fitness centers, travel agencies, and other similar uses.
- D. Retail stores, providing goods within a completely enclosed building.
- E. Drug stores and pharmacies.
- F. Restaurants, exclusive of drive-through facilities.
- G. Dry-cleaning and laundry establishments performing cleaning operations on the premises, including retail/service operations.
- H. Accessory buildings, structures and uses customarily incidental to any of the above uses permitted by right.
- I. Essential services.

10.03 ACCESSORY STRUCTURES AND USES

Accessory structures may not be located closer than 5 feet to any lot line. The cumulative size of all accessory buildings shall not exceed twice the total square footage of the principal structure. Accessory structures and buildings shall not be erected in the front yard.

10.04 PROHIBITED USES

- A. Outdoor display and storage. Except vehicles.
- B. Adult entertainment.

10.05 SPECIAL LAND USES

- A. The following uses shall be allowed as special land uses only as provided in the special land use article of this ordinance:
 - 1. Automotive services and rentals, except repair (see outdoor sales).
 - 2. Auto and home supply stores (see outdoor sales).
 - 3. Billboards as a principle use.
 - 4. Camps and recreational vehicle parks.
 - 5. Commercial sports and miscellaneous amusement, recreation services, including bowling centers.
 - 6. Communications towers.
 - 7. Contractor yards (see salvage yard and overnight commercial vehicles)
 - 8. Dance studios, schools, and halls (see public and institutional).
 - 9. Exterminator services (see gas stations).
 - 10. Fuel dealers (see gas stations).
 - 11. Gasoline service stations and automobile repair shops.
 - 12. Hardware stores (see outdoor storage).
 - 13. Hospitals (see public and institutional).

14. Lodge hall, private clubs, veterans' clubs (see fraternal organizations).
15. Lumber and other building materials (see outdoor storage).
16. Mobile home and recreational vehicle dealers (see outdoor storage).
17. New and used car, boat and motorcycle dealers (see outdoor storage).
18. Nursing and personal care facilities (see public and institutional).
19. Public utilities.
20. Retail nurseries and garden stores (see outdoor storage).
21. Shopping center: structure housing more than one retail/service type uses or tenants.
22. Taxidermist.
23. Warehousing and storage structures (see outdoor storage).
24. Wholesale sales (See screening and outdoor storage).

10.06 HEIGHT REGULATIONS

No building or structure shall exceed 35 feet in height.

10.07 AREA REGULATIONS

- A. No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following setback, lot area, and building coverage requirements:
 1. Required front setback: There shall be a front setback of not less than 50 feet. Where the individual setbacks on the same side of a street between two intersecting streets have already been established by 50 percent or more of the existing properties, the average established setback will determine the required front setback.
 2. Required side setback:
 - a. Where a lot in a C-1 zoning district abuts a residential zoning district, that side setback shall be not less than 50 feet.

- b. No side setback shall be required when directly abutting other commercial uses or land included in a C-1 zoning district.
 - c. Where the side yard of a lot abuts the side of a lot in the industrial zone, there shall be a side setback of not less than 10 feet.
(Amended 3-8-04)
3. Required rear setback:
- a. Where a lot in a C-1 zoning district abuts a Residential zoning district there shall be a rear setback of not less than 50 feet.
 - b. In all other cases, there shall be a rear setback of not less than 10 feet.
4. Screening: Side yards and rear yards adjoining any lot in a residential zoning district shall be screened according to the Landscaping requirements of this ordinance.
5. Lot area: The minimum lot area shall be 15,000 square feet; provided, however, that all sewage disposal systems must be approved by the Allegan County Health Department.
6. Lot width: The minimum lot width shall be 100 feet.
7. Solid waste storage areas: Must be screened by a solid 6-foot-high fence. Storage area may not be closer than 40 feet to any lot line or right-of-way.