

150.028 DISTRICT C-1: GENERAL RETAIL.

(A) *Intent.*

(1) The C-1, General Retail District, is established to preserve a district for general retail and service establishments with a range of retail, business and professional offices. The intent is to encourage the concentration of such businesses to areas, thereby promoting the best use of the land at certain strategic locations.

(2) Where it is determined by the Planning Commission that the effects of a listed use may tend to extend beyond the site, then conditional land use approval shall be required.

(B) *Principal permitted uses.* General retail as itemized below and service establishments.

(1) Grocery stores, baked goods or other foods.

(2) Specialty food stores, meat markets, fish and seafood markets, dairy product store, candy, nut, and confectionery stores.

(3) Coffee shops, doughnut shops, and ice cream parlors.

(4) Pharmacies and drug stores.

(5) Hardware stores.

(6) General merchandise, variety, dry goods, and dollar stores.

(7) Sporting goods stores.

(8) Convenience and party stores.

(9) Beer, wine, and liquor stores.

(10) Post office which among other things provides for direct customer services, not including rural route distribution centers or regional collection, sorting, and distribution. Also includes similar governmental office buildings or package delivery service retail stores (couriers: UPS, FedEx, and the like) that serve persons living in the adjacent residential area.

(11) Beauty and barbershops.

(12) Health spas, fitness and exercise centers without overnight accommodations, but not including those defined as a sexually oriented business (See §§ [150.004](#) and [150.137](#)).

(13) Pub, tavern, or bar, but not including those defined as a sexually oriented business (See §§ [150.004](#) and [150.137](#)).

(14) Full service restaurants.

(15) Farmer's market, fruit and vegetable markets.

(16) Florists and flower shops.

(17) Greenhouse, nursery and garden centers.

- (18) Tailor shops.
- (19) Dry cleaners.
- (20) Laundromats and other self-service laundries.

(21) Photographers and photographic studios, but not including those defined as a sexually oriented business (See §§ [150.004](#) and [150.137](#)).

- (22) Personal service establishments.
- (23) Banks and financial institutions.
- (24) Medical and dental offices.
- (25) Motels and hotels.
- (26) Governmental offices.

(27) Professional offices such as, but not limited to lawyers, accountants, architects, engineers, surveyors, interior design service.

(28) Single-family dwelling above or contained within one of the permitted uses.

(29) Manufactured housing communities on a minimum of 15 acres, subject to the requirements as established and regulated by Act 419 of the Public Acts of 1976, as amended.

(30) Mini-storage facilities.

(C) *Permitted accessory uses.* The following are permitted accessory uses:

- (1) Off-street parking, as required and subject to the regulations established in § [150.053](#).
- (2) Any structural or mechanical use customarily incidental to the permitted principal use.
- (3) Signs in accordance with §§ [150.080](#) through [150.092](#).

(D) *Conditional uses permitted.* The following uses of land and structures may be permitted in this District, by application for and issuance of a conditional use permit as provided for in §§ [150.125](#) through [150.140.16](#). The following will also need to meet Site Plan requirements in §§ [150.105](#) through [150.113](#).

- (1) Religious organizations, including Churches subject to the conditions of § [150.131](#).
- (2) Schools.
- (3) Private clubs and lodge halls.
- (4) Gas stations.

(5) Indoor theaters and assembly halls, but not including those defined as a sexually oriented business (See §§ [150.004](#) and [150.137](#)).

(6) Dwelling, multiple family, by either ownership or lease.

(7) Provision of essential services.

(8) Commercially used recreational space for adult or children's facilities, including fitness and recreational sports centers (e.g. gymnasiums, handball, racquetball, and tennis courts, ice and roller skating rinks, swimming and wave pools), bowling centers, archery and indoor shooting ranges, billiard or pool parlors, amusement parks, carnivals, rebound tumbling facilities, miniature golf courses, go-cart facilities, and similar facilities, subject to § [150.132](#).

(9) Wireless communication facility and structures, subject to the conditions of § [150.133](#).

(10) Mini-mall.

(11) Outdoor wood burning boilers and appliances, subject to conditions of § [150.135](#).

(12) General hospitals, subject to the conditions of § [150.138](#).

(13) Nursing homes, convalescent or rest homes, homes for the aged, indigent or handicapped and orphanages, subject to the conditions of § [150.140.3](#).

(14) Public and private colleges and universities, subject to the conditions of § [150.140.5](#).

(15) Motor vehicles sales, subject to the conditions of § [150.140.7](#).

(16) Outdoor business sales and storage, including manufactured home sales, recreational vehicles, travel trailers and boats including both rental and sales, subject to the conditions of § [150.140.7](#).

(17) Drive-in, drive-through, fast food and carry-out restaurants, subject to the conditions of § [150.140.12](#).

(18) Motor vehicle repair and service facilities, subject to the conditions of § [150.140.13](#).

(19) Motor vehicle washing, conveyor or non-conveyor types, subject to the conditions of § [150.140.14](#).

(Ord. passed 9-28-1998; Ord. passed 8-9-1999; Ord. passed 5-28-2002; Ord. § 314, passed 9-14-2009; Ord. 1-2012, passed 12-26-2012; Ord. § 314, passed 11-9-2015)

Schedule of Regulations

<i>Zoning Districts</i>	<i>Min. Lot Size (sq. ft.)</i>	<i>Min. Lot Width (feet)</i>	<i>Minimum Set Backs (feet)</i>			<i>Max. Height (feet)^N</i>	<i>Min. Building Width (feet)</i>
			<i>Front</i>	<i>Side</i>	<i>Rear</i>		
C-1	20,000	100	30	J	30	30	14L
<p>A. Minimum lot size is 10,800 square feet where either municipal water or sewer service is provided to the lot. No more than 30% of the lot area may be covered by buildings. On lots less than 20,000 square feet the setbacks shall be reduced to 25' minimum front, 6' minimum side and 6' minimum rear. The minimum lot width shall remain 100 feet.</p>							
<p>B. An accessory building or structure, measuring from the exterior wall, may be located 6 feet from a side lot line, however in no case shall its eave be closer than 5 feet to the side lot line.</p>							
<p>C. An accessory building or structure, measuring from the exterior wall, may be located 6 feet from a rear lot line, however in no case shall its eave be closer than 5 feet to the rear lot line.</p>							
<p>D. An accessory building or structure shall not exceed 18 feet in height.</p>							
<p>D1. An accessory building or structure shall not exceed 18 feet in height where the property abuts a watercourse or a body of water.</p>							
<p>E. An accessory building or structure may be located 20 feet from a rear lot line.</p>							
<p>F. For unplatted lots of large lot size (5 and 10 acres), the determination of a lot size when it adjoins a road shall be made as if the road was part of the lot in question. For example, if a 10 acre parcel fronting on a road loses one-half acre in the road right-of-way, the parcel size is 9.5 acres. However, the lot will still conform to the 10 acre minimum lot size requirement.</p>							
<p>G. Customary accessory buildings or structures may be located 30 feet from a rear (waterside) lot line.</p>							
<p>H. Where the property abuts a watercourse or a body of water, the waterside is the rear lot line.</p>							
<p>I. Where the property abuts a watercourse or body of water, the rear setback shall be 250 feet.</p>							
<p>J. No minimum, however, all structures shall be provided with or otherwise guaranteed, access to their rear yard, with a minimum of 12 feet clear and unobstructed access way or easement which may be provided by an alley. Setbacks from the existing residential parcels shall be: 50 feet for all buildings; 25 feet for driveways, entrances or exits; and 10 feet for all parking areas.</p>							
<p>K. Height of a structure at any point shall not exceed the horizontal distance to any lot line.</p>							
<p>L. All mobile homes shall meet or exceed the 1993 HUD standards for mobile homes.</p>							
<p>M. Agricultural use buildings such as silos, and the like, are exempt from the 30' maximum providing that airport zones are not violated.</p>							
<p>N. See §§ 150.031 and 150.063 regarding airport zoning height regulations.</p>							