

CHAPTER IX

C-I GENERAL BUSINESS DISTRICT

SECTION 9.01 DESCRIPTION AND PURPOSE. This Zoning District is for the general business needs of the community including retail services and businesses, wholesaling of goods, warehousing facilities, trucking facilities and limited fabrication of goods. When any of these types of enterprises are permitted, they are to be regulated in a manner that will protect any abutting residential districts.

SECTION 9.02 USE REGULATIONS. Land, buildings or structures in this Zoning District may be used for the following purposes only: (Amended 5/10/94)

- (a) Wholesale and retail sales business conducted completely indoors and those non-residential uses which are permitted in the Residential Zoning Districts, except as specifically provided otherwise in this Zoning District. (Amended 5/10/94)
- (b) Amusement enterprises, Indoor. (Amended 5/10/94)
- (c) Antique shop, resale shop and auction houses not involving livestock, provided all articles for sale are displayed or stored indoors. (Amended 5/10/94)
- (d) Bakery goods store.
- (e) Bank, loan and finance offices, including drive-in branches.
- (f) Barber or beauty shop.
- (g) Bowling alley, including bars and restaurant.
- (h) Business or trade school.
- (i) Candy store, soda fountain and/or ice cream store, party store. (Amended 5/10/94)
- (j) Clinic-dental and medical including laboratory.
- (k) Diaper, linen, and towel supply clothes cleaning, laundry, dry cleaning, custom and self-service.
- (l) Electrical supplies - wholesale and storage.
- (m) Exterminator service.
- (n) Factory and mill supplies.
- (o) Florist and gift shop, with or without nursery.
- (p) Frozen food locker.
- (q) Funeral home and ambulance service.
- (r) Hotels and motels.
- (s) Juke box and vending machine service and distribution.
- (t) Locksmith.
- (u) Nursery school and day nursery.
- (v) Offices and professional studios, including dance, photographic, taxidermy, art, and music. (Amended 5/10/94)
- (w) Parcel delivery station.
- (x) Parking lot.
- (y) Pet shop, not including treatment or boarding of animals.
- (z) Retail and convenience printing and publishing, including processes related thereto. (Amended 5/10/94)
- (aa) Plumbing and heating shop, provided all operations and storage areas are completely enclosed in a building.

- (bb) Radio, television and similar electronic repair and broadcasting studios. (*Amended 1/18/00*)
- (cc) Restaurants and eating places including bars, grills, cocktail lounges and drive-ins; without dancing or floor shows. (*Amended 5/10/94*)
- (dd) Special tools and gauges - checking, sales and service.
- (ee) Tailor and/or dress maker, shoe repair shop. (*Amended 5/10/94*)
- (ff) Theater (*5/10/94*)
- (gg) Travel agency.
- (hh) Business sign, real estate sign, identifying sign, name plate. (*Amended 5/10/94*)

SECTION 9.02A SPECIAL USES. The following uses may be permitted as special land uses when approved by the Planning Commission. Such uses are subject to the provisions and general standards outlined in Chapter XV and any specific standards pertaining to the particular use as outlined in this section. (*Amended 5/10/94*)

- (a) Amusement enterprises, Outdoor.
- (b) Auto wash.
- (c) Automobile and other vehicle sales.
- (d) Automobile repair shop or garage, including major repair operations.
- (e) Bus stations.
- (f) Contractor yards.
- (g) Crating and packing service.
- (h) Lodge hall, private club, veterans' club.
- (i) Machine shop.
- (j) Ornamental iron work and fence service.
- (k) Sign painting and servicing shops provided all operations and storage are completely enclosed in a building.
- (l) Communications Towers and antennas in excess of 50 feet subject to the provisions of Section 15.04A (*Amended 1-18-00*)
- (m) Gasoline Service stations. (*Amended 3-04*)

SECTION 9.03 REQUIRED CONDITIONS.

- (a) With the exception of automobile parking and off-street parking, all business, service or processing shall be conducted wholly within a completely enclosed building.
- (b) All goods produced on the premises shall be sold at retail on the premises where produced.

SECTION 9.04 HEIGHT REGULATION. Unless otherwise provided for by this ordinance, no building or structure shall exceed thirty-five (35) feet in height.

SECTION 9.05 AREA REGULATIONS. No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area and building coverage requirements.

- (a) Front Yard - Where all the frontage on the same side of a street between two intersecting streets is located in a C-1 Zoning District and where a setback has been established by fifty percent (50%) of said frontage, then this established setback shall

determine the required front yard. In all other cases, there shall be a front yard of not less than fifty (50) feet.

(b) Side Yard -

- (1) Where the side of a lot in a C-1 Zoning District abuts upon the side of a lot in any R or AG Zoning District, each side yard shall be not less than twenty-five (25) feet.
- (2) There shall be a side yard of not less than forty (40) feet on the street side of a corner lot.
- (3) No side yard shall be required when directly abutting other commercial uses or land included in a C-1 or I-1 Zoning District.

(c) Rear Yard -

- (1) Where the rear of a lot in a C-1 Zoning District abuts upon the side yard of a lot in any R Zoning District or AG Zoning District, there shall be a rear yard of not less than twenty-five (25) feet.
- (2) In all other cases, there shall be a rear yard of not less than ten (10) feet.
- (3) No accessory building shall be allowed closer than five (5) feet from the rear lot line.

(d) Screening - Side yards and rear yards adjoining any lot in an R or AG Zoning District shall be screened by: 1) a compact hedge of deciduous or evergreen trees which reach a minimum of five (5) feet in height and five (5) feet in width after one growing season; or 2) a solid wall or tight board fence six (6) feet in height.

(e) Lot Area - The minimum lot area shall be fifteen thousand (15,000) square feet; provided, however, that all private sewage disposal systems not connected to a public sewer must be approved by the Allegan County Health Department. The minimum lot width shall be one hundred (100) feet.