

ARTICLE 12.00

C-2, GENERAL COMMERCIAL DISTRICT

Section 12.01 Statement of Intent

The intent of the General Commercial District is to provide a district wherein both convenience and comparison-shopping goods and the community's overall commercial and business facilities can be centralized to most economically, efficiently, and effectively serve the general Township areas immediately adjacent, and the region-wide population with a wide variety of compatible retail uses.

It is further the intent of the District to provide areas wherein those commercial, business, and service uses which primarily cater to the motoring public may be located without encroaching into other districts where their unique needs or circumstances would render them undesirable. It is intended that all intensive commercial developments be located in areas designated as such within the Township Master Plan.

Section 12.02 Permitted Uses And Structures

In all C-2, Districts, no building or part thereof shall be erected, used or structurally altered, nor land or premises used in whole or in part, except for one or more of the following permitted uses or structures:

- A. Retail establishments or retail centers up to sixty thousand (60,000) square feet in gross floor area, including sales of bakery goods (including bakery items produced on the premises), groceries, meats, seafood, dairy products, drugs, books, shoes, apparel, florists, hardware, furniture, home furnishings, paint, wallpaper, appliances, auto parts, greeting cards, art galleries, beer/wine sales and similar retail establishments.
- B. Wholesale and discount clubs, outlet stores, home improvement centers and similar establishments up to sixty thousand (60,000) square feet in gross floor area.
- C. Banks, credit unions, savings and loans and similar financial institutions.
- D. Banquet halls, assembly halls, fraternal halls, private clubs or fraternal organizations, lodge halls or similar places of assembly.
- E. Funeral homes and mortuary establishments. (Subject to Section 17.02 R)
- F. Indoor movie theaters, cinemas, concert halls, and playhouses.
- G. Automobile maintenance/service establishments and automobile repair malls. (Subject to Section 17.02 F)
- H. Automobile sales of new or used vehicles as an individual establishment or within an auto sales mall including accessory used auto sales, auto service, and auto body repair. (Subject to Section 17.02 E).
- I. Restaurant, excluding drive-in or drive-through service or live entertainment or dancing.

- J. Professional and medical offices.
- K. Personal service establishments which perform services on the premises.
- L. Adult care centers. In accordance with applicable state laws, all such facilities shall be registered with or licensed by the Department of Social Services and shall comply with the minimum standards the State of Michigan has outlined for such facilities.
- M. Public and quasi-public buildings such as township/state/county offices, court buildings, post offices, public museums, libraries, and community centers.
- N. Essential services such as telephone exchange buildings and public utility offices, but not including storage yards, transformer stations, substations, or gas regulator stations, provided that the architecture is in keeping with surrounding uses, as determined by the Planning Commission. (Subject to Section 17.02.O)
- O. Vehicle wash establishments, either self-serve or full-service. (Subject to Section 17.02.G)
- P. Gymnasiums, reducing salons, and health clubs. (Subject to 17.02AA)
- Q. Hospitals. (Subject to Section 17.02.T)
- R. Marihuana Processor.
- S. Marihuana Provisioning Center.
- T. Marihuana Safety Compliance Facility.
- U. Marihuana Secure Transporter.
- V. Marihuana Microbusiness.
- W. Marihuana Retailer.
- X. Business or private educational institutions operating for profit completely within an enclosed building.
- Y. Childcare centers, preschool, and day care centers provided that the outdoor recreation area shall be in the rear or side yard only. (Subject to Section 17.02.B)

Section 12.03 Uses Permitted by Special Approval

- A. Billiard halls.
- B. Brew-pubs, distillery/tasting room.
- C. Commercial outdoor display, sales or storage of items such as farmers market, flea market,

- new and used farm implements, mobile homes, swimming pools, motor homes, recreational vehicles and boats and/or rental of such vehicles. (Subject to Section 17.02 Z)
- D. Golf driving range. (Subject to Section 17.02 N)
- E. Drive-in establishments for the retail delivery of products to customers in automobiles where the type of drive-in establishment is not otherwise specifically included in this Ordinance. (Subject to Section 17.02 M)
- F. Essential service facilities and related accessory storage yards, including telephone exchange buildings and public utility offices, but not including, transformer stations, substations, or gas regulator stations, provided that the architecture and screening is provided to maintain compatibility with surrounding uses, as determined by the Planning Commission. (Subject to Section 17.02 O)
- G. Lawn and garden centers, nurseries, and greenhouses. (Subject to Section 17.02 Z)
- H. Large institutional uses.
- I. Motels, hotels, and motor lodges. (Subject to Section 17.02 X)
- J. Recreation-indoor and outdoor recreation. (Subject to Section 17.02 AA)
- K. Radio and television towers. (Subject to Article 24.00)
- L. Restaurant, bar, or tavern, including with live entertainment or dancing.
- M. Shopping centers and other stores of over sixty thousand (60,000) square feet of gross floor area.
- N. Veterinary offices, clinics and hospitals. (Subject to Section 17.02 EE)
- O. Outdoor display, sales or storage. (subject to Section 17.02 Z)
- P. Self-storage. (Subject to 17.02 W)
- Q. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or Special Use in this district, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.
- R. Domestic Centers.
- S. Automobile parts sales provided no automobile shall be worked on or stored on the premises.
- T. Bed and Breakfast facilities.
- U. Any service established of an office, showroom, or workshop nature (within a completely

enclosed building) which require a retail adjunct, provided however that the office, showroom, workshop and storage area does not exceed a gross floor area of 2,500 square feet.

- V. Single-family detached dwellings and accessory buildings and uses customarily incidental to same.
- W. Establishments with open front windows drive-in or drive-through service and establishments serving alcoholic beverages shall be permitted.
- X. Multiple-family dwellings, including garden apartments, townhouses, multiplex units, condominiums, and two-family dwellings.
- Y. Convalescent homes, nursing homes, adult foster care facilities and similar facilities. (Subject to 17.02 L.)
- Z. Open-air outdoor entertainment. (Subject to 17.02 AA.)
- AA. restaurant with drive-in or drive-through service. (Subject to Section 17.02 Q)

Section 12.04 Permitted Accessory Uses

Accessory buildings, uses and activities customarily incidental to any of the above-named permitted uses. Accessory buildings and structures shall be subject to all other applicable codes and ordinances regarding construction, installation, and operation. Cargo containers are permitted as accessory buildings with the following stipulations:

- A. Cargo containers shall not be stacked above the height of a single container.
- B. Cargo containers shall not be used for any advertising purpose and shall be kept clean of any alpha-numeric or picture signage and writing.
- C. As a condition of placement, cargo containers must be required to be fenced, screened, sided, or painted for consistent aesthetic purposes of the zoned property.

Section 12.05 Development Standards and Requirements

- A. **Site Plan Review**
Site plan review and approval is required for all uses in accordance with Article 18.00.
- B. **Area, Height, Bulk and Placement Regulations**
Buildings and uses in the C-2, General Commercial District are subject to area, height, bulk, and placement requirements in Article 16.00, Schedule of Regulations.
- C. **Paved Access**
Vehicle access drives for all development must provide hard-surfaced access to a public primary or secondary hard-surfaced road.

D. Site Connections

Site development shall provide for parking configurations arranged to allow for connections between commercial uses on adjoining lots, common driveways, or other access management techniques in accordance with Article 20.00.

E. Other Provisions

All other applicable provisions of this Zoning Ordinance shall be complied with.