

CHAPTER 1276

B-2 Community Business District

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CROSS REFERENCES

Zoning and planning generally - see M.C.L.A. Secs. 125.11 et seq., 125.31 et seq., 125.581 et seq.

Regulation of location of trades, buildings and uses by local authorities; authority to zone - see M.C.L.A. Secs. 125.581, 125.582

Regulation of congested areas - see M.C.L.A. Sec. 125.583

Uses of land or structures not conforming to ordinances; powers of legislative bodies; acquisition of property - see M.C.L.A. Sec. 125.583a

1276.01 PURPOSE.

The B-2 Community Business District is established to cater to the needs of a larger consumer population than is served by the B-1 Neighborhood Business District, and is characterized by an integrated or planned cluster of establishments served by a common parking area and generating large volumes of vehicular and pedestrian traffic.

(Ord. 260-A-58. Passed 8-22-83; Ord. Passed 10-30-23.)

1276.02 PRINCIPAL USES PERMITTED.

In the B-2 Community Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Zoning Code. These uses may be subject to additional standards as specified in Chapter 1293 Use Standards:

- (a) Office buildings.
- (b) Medical offices, including clinics only for human care.
- (c) Banks, credit unions, savings and loan associations, loan companies, insurance offices, real estate offices and similar uses.
- (d) Drive-in or drive-through facilities, when accessory or incidental to the above uses.
- (e) Commercial television and radio towers accessory to uses permitted in this section.
- (f) Funeral homes.
- (g) Child care centers.

- (h) Publicly-owned buildings, public utility buildings, telephone exchange buildings and repeater stations, electric transformer stations and substations, and gas regulator stations (without storage yards).
- (i) Schools, operated for profit, for the training or instruction of non-academic subjects such as, but not limited to, dance, music, martial arts and similar artistic or athletic pursuits.
- (j) Private or public athletic clubs, health spas or figure salons.
- (k) Veterinary clinics and hospitals, including facilities for overnight keeping of animals.
- (l) Restaurants or other similar places serving food or beverages, excluding catering and banquet halls and drive-in/drive-through fast-food restaurants.
- (m) Business or professional schools, operated for profit.
- (n) Dry cleaning establishments or pick-up stations dealing directly with the consumer.
- (o) Florists and card and gift shops.
- (p) Carry-out restaurants.
- (q) Publicly-owned buildings, public utility buildings, telephone exchange buildings and repeater stations, electric transfer stations and substations, gas regulator stations with service yards, but without storage yards, and water and sewer pumping stations, when operation requirements necessitate the locating of said buildings within the District in order to serve the immediate vicinity. The Planning Commission and the Township Board may require walls and landscaping in order to screen such uses where they deem the same to be necessary.
- (r) Internet sales establishments.
- (s) Mixed-use buildings. If residential is a component of a mixed-use building, it shall be located above the first (1st) floor.
- (t) Festivals. These shall meet the conditions set forth in Chapter 1293.
- (u) Outdoor sales and display of good which are accessory to a Principal Permitted Use. These shall meet the conditions set forth in Chapter 1293.
- (v) All retail businesses and service establishments.
- (w) Churches worship.
- (x) An open-air business may be permitted within a planned shopping center.
- (y) Printing and publishing establishments.
- (z) Body art studios.
- (aa) Other uses similar to the above.
- (bb) Accessory uses customarily associated with an above permitted principal use.

(Ord. 260-A-58. Passed 8-22-83; Ord. 260-A-221. Passed 1-20-92; Ord. Passed 10-30-23.)

1276.03 REQUIRED CONDITIONS.

- (a) All business establishments shall be retail or service establishments dealing directly with consumers, unless otherwise provided herein. All goods produced on the premises shall be sold at retail on the premises where produced.

(b) All business, servicing and processing, except for off-street parking, loading and unloading, and those open-air uses indicated as being permissible, shall be conducted within completely enclosed buildings.

(Ord. 260-A-58. Passed 8-22-83; Ord. Passed 10-30-23.)

1276.04 USES REQUIRING SPECIAL APPROVAL.

The following uses may be permitted within the B-2 District, subject to the requirements and conditions set forth in Chapter 1293:

- (a) Open air sales which are accessory to a principal permitted use.
- (b) Automotive service centers, including the service and sale of such items as batteries, brakes, tires, exhaust systems, engines, transmissions, etc., subject to the conditions in 1293.01(a)(12).
- (c) Banquet and catering halls, subject to the conditions in 1293.01(a)(14).
- (d) Commercial outdoor recreation subject to the conditions in 1293.01(a)(25).

(Ord. 260-A-58. Passed 8-22-83.)

- (e) Full-service auto wash with no gasoline dispensing facilities, subject to conditions in 1293.01(a)(8).

(Ord. 260-A-122. Passed 7-7-86.)

- (f) Automobile dealerships offering new car sales subject to the conditions in 1293.01(a)(91).

(Ord. 260-A-242. Passed 10-18-93.)

- (g) Billiard halls and coin and/or token-operated amusement arcades, subject to the conditions in 1293.01(a)(15).

(Ord. 260-A-249. Passed 8-22-94.)

- (h) Commercial television and radio broadcasting towers and cellular telephone antennae, subject to conditions in 1293.01(a)(71).

(Ord. 260-A-277. Passed 9-30-96.)

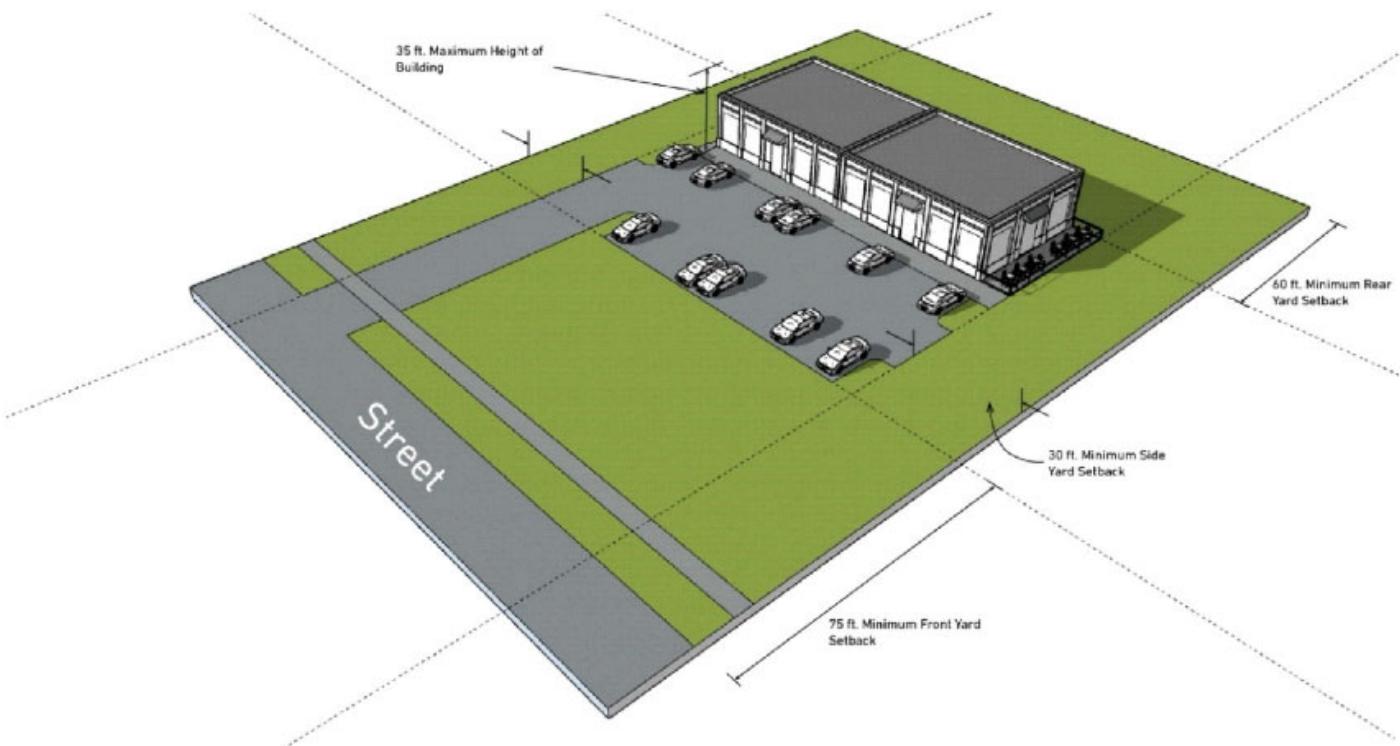
(Ord. 260-A-438. Passed 10-6-08; Ord. 260-A-440. Passed 7-13-09; Ord. Passed 10-0-23.)

1276.05 HEIGHT, BULK AND AREA REQUIREMENTS.

All lots and building shall meet the following dimensional requirements:

Maximum Height of Building	Minimum Yard Setback (Per Lot in Feet)		
	In Feet	Front	Side
35a	75b, c	30c, d	60c, d

Figure 1: B-2 Dimensional Standards Diagram:



FOOTNOTES TO SCHEDULE OF REGULATIONS CHART

- (a) Modifications in height requirements above the 35 feet allowed within the district may be permitted subject to the requirements and conditions set forth in Section 1298.02; Uses Requiring Special Approval; Procedure.
- (b) In the instance of a corner lot or parcel of land abutting more than one public thoroughfare, all frontages shall require the minimum front yard setback specified in the district. No off-street parking or maneuvering lanes shall be permitted within the 25 foot front yard setback measured from the proposed right-of-way line. Parking shall be permitted to occupy the remaining 50-foot setback.
- (c) Off-street loading and unloading space shall be provided in the rear yard or an interior side yard, unless the side yard abuts a Residential District and shall, in no instance, be permitted in a front yard. In those instances where exterior side yards abut an Industrial District, loading and unloading may take place in the exterior side yard, except that in those instances where exterior side yards have a common relationship with an Industrial District across a public thoroughfare, loading and unloading may take place in the side yard when the setback is equal to at least 50 feet. Off-street loading space shall further meet the requirements of Section 1294. Where an alley exists or is provided at the rear of the buildings, the rear building setback and loading requirements may be computed from the centerline of such alley, but separately from the off-street parking requirements.
- (d) Setback applies only to planned shopping center. Other developments shall meet the minimum requirements of the B-1 Neighborhood Business District.

(Ord. 260-A-58. Passed 8-22-83; Ord. Passed 10-0-23.)