

**ARTICLE VIII. C-1, NEIGHBORHOOD BUSINESS DISTRICT, C-2-A, GENERAL
BUSINESS DISTRICT, C-2-B, HIGHWAY BUSINESS DISTRICT, C-3, CENTRAL
BUSINESS DISTRICT**

Sec. 122-151. Purpose.

The intent of the business districts is to provide land in the city for a variety of commercial uses, including retail, office, restaurant, and service uses, to serve residents in the city and surrounding communities. There are four business districts that differ in the population served, the intensity of use, and the range of products and services offered.

The C-1, neighborhood business district, is intended to offer a broad range of goods and services needed by residents in surrounding neighborhoods on a daily basis. Neighborhood business districts are typically located adjacent to residential uses, so special attention must be focused on site layout, building design, vehicular and pedestrian circulation, orientation of dumpster and loading areas, light trespass, and similar considerations to prevent undesirable impacts on the residential uses.

The C-2-A, general business district, is intended to provide residents of the city with a broad range of comparison, convenience commercial, and service uses.

The C-2-B, highway business district, is intended to be the city's most vehicle-oriented commercial district. It includes the Euclid and Wilder corridors, excluding those portions zoned O-1, and that portion of Center Avenue between Livingston and the corporate limits, excluding that portion which is zoned M-1, light industrial.

The C-3, central business district, is intended to offer a variety of commercial, office, civic, cultural, entertainment, recreational, residential, and tourism-oriented uses in a compact, high intensity urban downtown environment. Residential development, particularly on the upper floors of retail and office buildings, is encouraged in this district.

(Ord. No. 2005-11, 11-21-05)

Sec. 122-152. Permitted uses and structures.

- (a) *Table of permitted uses.* Buildings shall be erected, altered, and used and land shall be used in accordance with section 122-153 and table 122-152, table of permitted uses.
- (b) *Uses not cited by name.* The use of a building or land use which is not cited by name as a permitted or special use in a C-1, C-2-A, C-2-B, or C-3 zoning district may be permitted upon determination by the planning department staff that such use is clearly similar in nature and intensity and compatible with the permitted and existing uses in the district. In making such a determination, planning department staff shall consider the following:
 - (1) *Similarity and compatibility.* In making the determination of similarity and compatibility with permitted and existing uses in the district, planning department staff shall consider specific characteristics of the use in question and compare such characteristics with those uses expressly permitted in the district. Such characteristics shall include, but are not limited to, truck and vehicular traffic generation, types of

services offered, types of goods offered, methods of operation, impacts from noise, and building and site characteristics.

- (2) *Conditions under which use may be permitted.* If the planning department staff determines that the proposed use is similar to and compatible with permitted and existing uses in the district, then planning department staff shall decide whether the proposed use is permitted by right, as a special use, or as a permitted accessory use. The proposed use shall be subject to the review and approval regulations for the district in which it is located.

Table 122-152. Table of District Uses

• = Use is permitted

X = Use is not permitted

SU = Special use

A = Permitted accessory uses

Use		Districts				Comments
		C-1	C-2-A	C-2-B	C-3	
A. Clinics:						
1.	Medical clinic	•	•	•	•	
2.	Hospitals	SU	•	•	SU	See § 122-480
3.	Veterinary clinics and hospitals for the care of small animals	SU	SU	SU	X	
B. Institutional Uses:						
1.	Business schools and colleges, vocational training schools, dance schools, music and voice schools, and art school	SU	SU	•	•	
2.	Cemeteries	SU	SU	SU	X	
3.	Small venue event facility; less than 5,000 square feet	•	•	•	•	All activity is conducted completely within an enclosed building
4.	Event and banquet facility	X	•	•	•	All activity is conducted completely within an enclosed building
5.	Municipal, state or federal administrative or service buildings	SU	SU	•	•	
6.	Nursing homes, convalescent homes, rest homes, and orphanages	X	SU	SU	SU	
7.	Service clubs and fraternal organizations	SU	•	•	•	See § 122-482
8.	Public facilities such as museums or libraries	•	•	•	•	See § 122-482
9.	Public utility buildings.	•	•	•	•	See § 122-493
10.	Public, parochial, and other private elementary, intermediate, or high schools licensed by the State of Michigan to offer courses in general education	•	X	X	X	Subject to site plan and special use approval, unless made exempt by the Revised School Code or other Michigan law
11.	Religious institutions	•	•	•	•	See § 122-482
12.	Half-way house	SU	SU	X	SU	

C. Motor vehicle related:						
1.	Motor vehicle detailing	SU	SU	•	SU	All services shall be conducted within a completely enclosed building
2.	Motor vehicle filling station	SU	SU	•	SU	See § 122-486
3.	Motor vehicle repair garage	X	SU	•	SU	See § 122-487 and 122-32(76)
4.	Motor vehicle service station	X	SU	•	SU	See § 122-487 and 122-32(77)
5.	Motor vehicle wash or car wash establishment	X	SU	•	SU	See § 122-475
6.	New and used motor vehicle, truck and tractor, boat, mobile home, recreation vehicle and trailer sales	X	SU	•	SU	See § 122-485
D. Office uses:						
1.	General office buildings and uses provided goods are not manufactured on the premises	•	•	•	•	
2.	Printing plants and newspaper offices	SU	SU	•	SU	
E. Residential Care Facilities:						
1.	Adult foster care facilities	•	•	•	SU	See § 122-479
F. Day care centers.						
		•	•	•	•	See § 122-477
G. Residential Uses:						
1.	Accessory apartments	X	X	X	X	See § 122-472
2.	Bed and breakfasts	SU	•	X	•	See § 122-474
3.	Dwellings located on the first floor of commercial or office buildings	SU	SU	SU	X	
4.	Dwellings located in upper floors of commercial or office buildings	•	•	•	•	
5.	Home occupations	A	A	A	A	See § 122-56
6.	Multiple-family dwellings having three or fewer stories	SU	SU	X	•	See § 122-303
7.	Multiple-family dwellings having more than three stories	SU	SU	X	SU	
8.	Parks, playgrounds, and recreation centers that are owned and operated by the city, county, or a noncommercial, nonprofit entity	•	•	•	•	See § 122-104
9.	Residential swimming pools	A	A	A	A	
10.	Single-family attached dwellings (townhouses)	•	•	X	SU	
11.	Single-family detached dwellings	•	•	X	X	
12.	Two-family attached dwellings (duplexes)	•	•	X	X	
H. Restaurants, Bars and Lounges						
1.	Bars, lounges, without entertainment and/or dancing	SU	SU	•	•	See §122-32 and 122-473
2.	Bars, lounges, with entertainment and/or dancing	SU	SU	•	•	See §122-32 and 122-473

3.	Bars, lounges and standard restaurants where alcohol is served and outdoor service is permitted on the premise	SU	SU	•	•	See §122-473 and 122-153(d)
4.	Carry-out restaurants, confectionary and ice cream shops with limited seating	•	•	•	•	See § 122-32. Outdoor service and seating is permitted
5.	Drive-in restaurants	X	SU	•	X	See § 122-32. Outdoor service and seating is permitted
6.	Fast-food restaurants with or without drive-through service	SU	SU	SU	SU	See § 122-32 and 122-478. Outdoor service and seating is permitted
7.	Standard restaurants where alcohol may be served	SU	SU	•	•	See § 122-32 and 122-473
8.	Standard restaurants where alcohol is not served	•	•	•	•	
I. Retail and service businesses:						
1.	Beauty salons, barbershops, and tanning salons	•	•	•	•	
2.	Marinas and docking facilities	X	X	X	SU	
3.	Financial institutions, including banks, credit unions, and brokerage houses.	SU	SU	•	SU	See article XVII, Off-street parking
4.	Funeral homes	•	•	•	•	
5.	Hotels and motels	X	SU	•	•	See § 122-494
6.	Indoor recreation uses	X	SU	•	•	See § 122-481
7.	Self-service laundromats	•	•	•	•	
8.	Dry cleaners	SU	SU	•	SU	
9.	Locksmith	•	•	•	•	
10.	Movie theaters	X	X	•	•	
11.	Offices, showrooms, or workshop of a plumber, electrician, cabinet maker, upholsterer, caterer, exterminator, artisan, interior decorator, tailor, or similar trade	•	•	•	•	
12.	Commercial outdoor recreation facilities, such as miniature golf courses, batting cages, and go-carts tracks	X	SU	•	X	
13.	Personal fitness centers and health clubs	SU	SU	•	•	
14.	Photography studios	•	•	•	•	
15.	Print shops/copying shops	•	•	•	•	
16.	Sexually oriented businesses	X	X	X	SU	See § 122-492
17.	Auditoriums, including theaters, concert halls and amphitheaters	X	SU	•	•	
18.	Watch, radio, television, clothing and shoe repair	•	•	•	•	
19.	Carpet and flooring showrooms	SU	SU	•	•	Outdoor retail sales and display is prohibited
J. Sale of the following on the premises:						
1.	Any retail business, except sexually oriented businesses, involving the sale or rental of	•	•	•	•	

	merchandise within a completely enclosed building					
2.	Permanent outdoor retail sales	SU	SU	SU	SU	Includes the continuous display and sale of products and services outside of a building or structure
3	Temporary outdoor retail sales.	•	•	•	•	See § 122-154
K. Marihuana Facilities:						
1.	Secure transporter, marihuana secure transporter	•	•	•	•	See § 122-74
2.	Safety compliance facility, marihuana safety compliance facility	•	•	•	•	See § 122-74
3.	Provisioning center, marihuana retailer	•	•	•	•	See § 122-74
4.	Marihuana microbusiness	•	•	•	•	See § 122-74
L. Other Uses:						
1.	Television and radio studios	•	•	•	•	
2.	Public and commercial television and radio towers	X	SU	SU	SU	See § 122-490
3.	Wholesale sales and distribution	X	SU	SU	X	
4.	Wireless communication towers and antennas	X	X	•	X	See § 122-70
5.	Collocation of wireless communication equipment on alternative tower structures	SU	SU	SU	SU	See § 122-70
6.	Parking lots not created as part of a building development or refurbishment project	SU	SU	SU	SU	
7.	Shopping center	X	X	SU	X	See § 122-476

(Ord. No. 2005-11, 11-21-05; Ord. No. 2008-17, § 10, 12-15-08; Ord. No. 2010-1, § 2, 1-4-10; Ord. No. 2010-21, § 9, 12-20-10; Ord. No. 2012-8, § 7, 6-18-12; Ord. No. 2016-2, § 1, 3-21-16; Ord. No. 2019-11-B, § 4, 7-1-19; Ord. No. 2020-4, § 1, 4-8-20)

Sec. 122-153. Development standards.

- (a) *Required conditions.* Unless otherwise noted, buildings and uses in the business districts shall comply with the following regulations:
 - (1) All business, services, and processing shall be conducted within a completely enclosed building, unless otherwise specifically permitted.
 - (2) There shall be no outdoor storage of any goods, inventory, or equipment, unless otherwise specifically permitted.
 - (3) Vehicles, semi-trailers, or utility trailers parked on a site shall not be used for the storage or sales of goods or materials, nor for advertising purposes.
- (b) *Site plan review.* Site plan review and approval in accordance with article XV is required for all permitted and special uses.
- (c) *Area, height, bulk, and placement regulations.* See article XIV, schedule of regulations.

(d) *[Exception.]* This shall not apply to outdoor service in connection with a sidewalk café located within the public right-of-way, as regulated in the chapter 30, article X.

(Ord. No. 2005-11, 11-21-05; Ord. No. 2010-21, § 10, 12-20-10; Ord. No. 2016-2 , § 2, 3-21-16)

Sec. 122-154. Temporary outdoor retail sales.

Temporary outdoor retail sales, such as tent sales, fireworks, Christmas tree lots, etc., shall be permitted in commercial districts subject to administrative site plan review and approval by planning department staff pursuant to article XV of this chapter.

(Ord. No. 2010-21, § 11, 12-20-10)

Secs. 122-155—122-170. Reserved.