

SECTION 412 REGIONAL BUSINESS DISTRICT, RB (Revised 6/24/06 and 5/14/18)

1. INTENT. This district is intended to provide for commercial, retail, and recreational enterprises intended to serve the greater Grand Traverse region and the tourist industry. Uses in this district may have special development requirements and characteristics which may be unique due to their proximity to other tourism and recreational facilities in the Grand Traverse region. These facilities may have unique characteristics with regard to the number of patrons which may attend functions at any one time; parking, mix of uses, noise, night lighting, fencing, etc. Such uses may utilize land areas which are ecologically sensitive or may require particular treatment to protect the environment, and therefore require a special use permit issued by the Township.

PERMITTED USES	
◆ Accessory buildings with floor area less than or equal to the footprint of the principal structure	◆ Accessory uses related to uses permitted by right
◆ Antique store	◆ Combination of uses permitted by right, subject to Section 412.6
◆ Convenience store, excluding gasoline sales	◆ Drug store
◆ Drug store	◆ Grocery store, without gasoline sales
◆ Essential Service Facility, Routine	◆ Jewelry store
◆ Hotels and motels	◆ Mobile Food Court, subject to Section 236 (Revised 2/20/21)
◆ Marinas and uses incidental thereto	◆ Mobile Food Vehicle, subject to Section 236 (Revised 2/20/21)
◆ Party, drugs and notions store	◆ Personal services
◆ Photographic developing sales and supplies	◆ Professional offices
◆ Places of Public Assembly	◆ Public recreation facility, excluding carnival
◆ Public parks	◆ Restaurant
◆ Recreation facilities	◆ Commercial Subdivisions, and condominium subdivisions, clustered or traditional subject to Section 222 and the Subdivision Control Ordinance.
◆ Sporting, recreation and bicycle shop	◆ Video Store
◆ Uses similar to uses permitted by right	
◆ Walkways, elevated, open or enclosed	
◆ Wearing apparel, accessory and shoe store	

SPECIAL LAND USES

- ◆ Accessory buildings with floor area greater than the footprint of the principal structure
- ◆ Billboards
- ◆ Commercial establishments with drive-through facilities
- ◆ Fitness Centers
- ◆ Laundry and dry cleaning establishment
- ◆ Planned Unit Developments, subject to Section 637
- ◆ Adult Businesses
- ◆ Car wash, if connected to public sewer
- ◆ Dwelling, multiple
- ◆ Essential Service Facility, Major
- ◆ Personal wireless communication facilities
- ◆ Combinations of uses permitted by right or as special land uses, subject to Section 412.6.

ADDITIONAL STANDARDS

- ◆ Site Plan requirements subject to Section 820 for all uses other than accessory uses related to uses permitted by right
- ◆ Parking and Loading requirements subject to Article VII
- ◆ Signage requirements subject to Section 215
- ◆ Lighting requirements, subject to Section 210
- ◆ Landscaping and Buffering requirements, subject to Section 229.
- ◆ Regional Business site development standards, subject to Section 412,6

DISTRICT REGULATIONS (Revised 12/28/15)

- ◆ **Minimum Lot Area:** 20,000 sq. ft.
 - ◆ **Minimum Lot Width:** 100 ft.
 - ◆ **Maximum Dwelling Units/Acre:** N/A
 - ◆ **Maximum Building Height:** 35'/50^(a)
 - ◆ **Minimum Building Setbacks:**
 - Front 30 ft.
 - Side 10 ft.^(b)/15 ft.^(c)
 - Rear 20 ft. ^(d)
 - ◆ **Maximum Lot Coverage:** N/A
 - ◆ **Maximum Building Footprint:** 30,000 sq. ft.^(e)
- (a) For parcels south of US-31
- (b) Adjoining another commercial use
- (c) Adjacent to a detached single family dwelling
- (d) The rear yard setback shall be 45 feet from elevation 581' USGS datum properties located on Gd. Traverse Bay and 100' for properties located on Mitchell and Baker Creeks.
- (e) The Planning Commission may approve exceptions to allow a larger building footprint pursuant to Section 504, 3 and Section 624

2. **USES PERMITTED BY RIGHT:** The following uses are permitted, subject to the requirements of Site Plan Review as set forth in Article VIII, Section 820 of the Zoning Ordinance.

a. Accessory buildings with floor area less than or equal to the foot print of the