ARTICLE IX - B-1 LOCAL-TOURIST BUSINESS DISTRICT

INTENT

The B-1 Local-Tourist Business District is designed to give the Township a Business District that is somewhat more selective than a General Business District. The B-1 District to provide for the establishment of neighborhood shopping areas, personal services and professional office areas that are compatible with, and of service to, township residential uses. Tourist services are also included as being in character with the District.

SECTION 900. PERMITTED USES

No building or land shall be used and no building shall be erected except on approval of a site plan under section 2005 for one or more of the following specified uses:

1. Office buildings for any of the following occupations: executive, administrative, professional, governmental and sales offices.

2. Medical and dental offices, clinics, funeral homes and mortuaries.

3. Banks and financial institutions.

4. Any generally recognized retail business which supplies commodities such as: groceries, restaurants or other foods and beverages, and dry goods.

5. Any personal service establishment which performs services such as: salons, barber shops, interior decorators, photographers, dry cleaners and self-service laundries, and personal instruction studios.

6. Churches, private clubs and lodge halls.

7. Motels, cabin courts, tourist-lodging facilities, travel trailer courts, gift shops, museums and any accessory residence.

8. Utility and public service facilities and uses when operating requirements necessitates the locating of said facilities within the District in order to serve the immediate vicinity.

9. Existing dwellings and dwellings structurally attached to a part of a B-1 District use.

10. Accessory building(s) which are customary and incidental to any of the above uses. Accessory buildings shall not be used as a dwelling and shall not contain any sleeping facilities.
11. Uses similar in character to the above listed uses.

SECTION 901. USES PERMITTED SUBJECT TO SPECIAL CONDITIONS

The following uses may be permitted upon approval of the Planning Commission, subject to the conditions imposed for each use, the Conditional Use Review Standards in Section 1700, and the Site Plan Review requirements in Section 2005:

1. Businesses that sell fuel, petroleum products, and minor accessories or services, including vehicle washing. Fuel delivery systems, air and water hose stands and other appurtenances shall be set back not less than thirty (30) feet from all street right-of-way lines.

2. Business schools or private schools operated for profit. Charter schools or private schools intending to serve students in grades Kindergarten through 12, subject to same site standards as stated in Sec. 401-2 of the R-1A and R-1B Districts.

3. Offices and show rooms of plumbers, electricians, decorators or similar trades. The ground floor premises facing upon and visible from any abutting street shall be used only for entrances, offices or display. All storage of material or any incidental repair shall be within the confines of enclosed buildings or otherwise obscured from view.

4. Commercial printing shops, newspaper offices, and similar publishing enterprises.

5. Wholesale uses with accessory storage space, but not warehousing, provided:

   a) All incident or accessory storage is within the confines of an enclosed building. Wholesale uses shall also include space for administrative offices, customer services, and interior display.

   b) Any loading docks or semi-trailer sized overhead doors shall not face upon a public road. If no practical option is demonstrated, loading doors shall be setback at least seventy (70) feet from the front lot line or be structurally obscured from view.

c) Wholesale uses shall not occupy property bordering lakes, or rivers as defined by Act 451 of 1994 the Natural Resources and Environmental Protection Act (Part 301) Inland Lakes and Streams.

d) Sites proposed for wholesale uses may be rejected by the Planning Commission based on a determination that the use is improper or out of character with adjoining uses, by reason of:

1) Breaking the continuity of a planned retail shopping center.

2) Having direct visual exposure to tourist lodging facilities or other uses serving tourist markets.

3) Sharing common road frontage with residential uses.

6. Plant materials sales centers, greenhouses, and nurseries, including accessory garden equipment, primarily for use by home occupants on their residential lots.

7. Lawn and garden tractors along with accessory equipment but not farm implement dealers or contractors equipment sales.

8. Accessory buildings which are customary and incidental to any of the above conditional uses. Accessory buildings shall not be used as a dwelling and shall not contain any sleeping facilities.

SECTION 902. SPECIFIC DEVELOPMENT STANDARDS in B-1 Local Tourist Business District

1. Parcel Size	No minimum parcel size
2. Lot Width	100 feet minimum
3. Maximum Height	30 feet maximum from uniform finished grade to average height between eaves and ridge
4. Minimum Floor Area	None
5. Maximum Percent of Lot Coverage by buildings	None

6. Minimum Yard Setback

a. Front	25 feet
b. Sides	10 feet
c. Rear	20 feet

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ARTICLE X - B-2 GENERAL BUSINESS DISTRICT (Adopted 9-9-14)

INTENT

The B-2 General Business District is designed to provide sites for more diversified business types and are located so as to serve passer-by traffic.

SECTION 1000. USES PERMITTED

No building or land shall be used and no building shall be erected except on approval of a site plan under Section 2005 for one or more of the following specified uses:

1. All uses permitted by right in the B-1 Local Tourist Business District, except for dwelling units, attached or detached.

2. All uses permitted subject to Special Conditions in the B-1 Local Tourist Business District, subject to conditions contained in Section 900, the Conditional Review Standards in Section 1700, and Site Plan Review Requirements in Section 2005.

3. Wholesale uses when in a completely enclosed building.

4. Theaters, assemble halls and similar places of assembly.

5. Bottling works and food packaging.

6. Restaurants, supper clubs and taverns.

7. Bowling alleys, club, or pool / billiard parlor.

8. Commercial printing and newspaper offices.

9. Uses similar in character to the above listed uses.

SECTION 1001. USES PERMITTED SUBJECT TO SPECIAL CONDITIONS

The following uses may be permitted upon approval of the Planning Commission, subject to the conditions imposed for each use, the Conditional Use Review Standards in Section 1700, and the Site Plan Review Requirements in Section 2005:

1. Businesses that sell fuel, petroleum products, and minor accessories or services, including vehicle washing.
   a) Major engine and body repair, steam cleaning and undercoating, vehicle laundries, when conducted on the site shall be within a completely

enclosed building. The storage of damaged or wrecked automobiles on the site shall be obscured from public view. No vehicle of any kind shall be stored in the open for a period exceeding one (1) week.

b) Fuel delivery systems, air and water hose stands, and other appurtenances shall be setback not less than fifteen (15) feet from all street right-of-way lines.

2. Commercially used outdoor recreational space, subject to the following requirements:

a) Recreational facilities must be fenced on all sides with a minimum four foot and six inch (4' 6") protective wall or fence.

b) All manufacturers' specifications for safety are complied with as well as any additional safety measures that may be prescribed by the Planning Commission.

c) When discontinued or abandoned, the site shall be left in a reusable condition, free of hazards related to dangerous structures, pits, pools, excavations, electric circuits and similar features.

d) Compatibility with surrounding area.

3. Lumber yards for wholesale or retail markets, and including other building materials, along with accessory hardware, plumbing, and electrical supplies and/or equipment, provided:

a) The site is of a configuration as to be compatible with adjoining uses, having at least 200 feet of frontage on a public road, or part of a planned development having 200 feet of frontage.

b) Accessory outdoor storage shall be effectively obscured from public view by fences, greenbelts, structures, and/or other devices as approved by the Planning Commission.

c) Storage uses, buildings, and parking lots, sidewalks, shall provide a minimum setback of 10 feet from one side yard and 40 feet from the side property line to afford transition space for storm water, snow storage, and/or landscaped buffers.

d) The outdoor display of model homes, trusses, garages, storage sheds, etc, shall only be allowable upon Planning Commission approval of specific

location on the site, and may be prohibited where site characteristics and adjoining uses would be incompatible with such a display.
Building material centers may include, incidental operations involving fabrication and processing, but only within limits set forth on an approved Site Plan.

4. Outdoor sales lots for automobile, trucks, motorcycles, all-terrain vehicles, boats and marine craft, recreation vehicles, trailers, mobile homes, farm implements, contractors equipment/vehicles, and similar units, for new and/or used units, subject to the following:

a) No display shall be permitted in the right-of-way of any abutting road or highway.

b) Existing roadside trees and shrubs, shall be retained in a healthy growing condition to an extent determined by the Planning Commission to offer aesthetic value, contribute to shade, while offering reasonable visual access to the display lot.

c) The use of racks, berms, platforms, or similar devices intended for the elevated display of units regulated herein shall be limited to not more than two, or one (1) per one hundred fifty (150) ft. of display lot road frontage, whichever is greater. No such display device shall elevate the under-frame of a vehicle more than five (5) feet above the ground.

d) Display lot lighting shall comply with terms of Section 1803-3, which shall apply whether or not the lighting is projected from buildings, private poles, or from utility company poles, i.e. as yard lights.

e) The display of units regulated herein shall only be in areas indicated or designated on the site plan, and areas shall be differentiated as to the display of new, used and/or inoperable units.

f) The front setback line of the vehicle display area shall be marked by a permanent curb of sufficient height and stability to serve as a tire stop.

5. Storage uses, including mini-storage, provided one or more of the following conditions are satisfied:

a) All proposed building nearest to the primary access road shall be site planned to be perpendicular to the road; landscape screening may be required by the Planning Commission per subparagraph c) of this paragraph.

b) Proposed storage buildings are positioned to the rear of other approved non-storage or non-warehousing buildings, e.g. retail or office uses, or the storage buildings are set back at least three hundred (300) feet from public road right-of-way lines.

c) Intense, all season landscape screening, to effectively shield storage buildings from bordering public roads, per an approved Landscape Planting Plan which achieves screening upon installation of proposed plant materials.

Nothing in this section shall prohibit or inhibit storage space as a necessary accessory use to any principal commercial use of the property, and these standards do not apply to internal roads within a planned industrial or commercial park.

6. Marinas and boating facilities, including docks, boat storage facilities, and/or space for selling water craft with accessory repair services.

7. Accessory buildings which are customary and incidental to any of the above conditional uses. Accessory buildings shall not be used as a dwelling and shall not contain any sleeping facilities.

SECTION 1002. SPECIFIC DEVELOPMENT STANDARDS in B-2 General Business District

1. Parcel Size	No minimum parcel size
2. Lot Width	100 feet minimum
3. Maximum Height	30 feet maximum from uniform finished grade to average height between eaves and ridge
4. Minimum Floor Area	None
5. Maximum Percent of Lot Coverage by buildings	None
6. Minimum Yard Setback	
a. Front	25 feet
b. Sides	10 feet
c. Rear	20 feet