

ARTICLE 10
LOCAL COMMERCIAL DISTRICT (C-1)

SECTION 10.00 PURPOSE

The C-1, Local Commercial District, as herein established, is designed to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas and to encourage the planned concentration of such activities in locations where analysis of the residential population demonstrates a need for such a facility.

SECTION 10.01 PRINCIPAL USES PERMITTED

No building or structure, or part thereof shall be erected, altered, or used, and no land shall be used except for one or more of the following:

1. Office-type business related to executive, administrative, or professional occupations including, but not limited to, offices of a lawyer, accountant, insurance/real estate agent architect, engineer, and similar occupation.
2. Clinics, except veterinary clinics, or veterinary hospitals having boarding facilities or outdoor runs.
3. Medical, dental, and optical, laboratories that provide testing services or provide medical or dental devices such as artificial limbs, teeth, eyeglasses, etc.
4. Banks, credit unions, savings and loan associations, and similar uses.
5. Barber shops, beauty shops, and health salons.
6. Private clubs fraternal organization, or lodge halls.
7. Pharmacy or apothecary shop.
8. Business service establishments such as typing services, photocopying services: quick printing establishments, office supply stores, and similar establishments.
9. Generally recognized retail businesses which supply commodities on the premises, such as but not limited to: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing and notions or hardware, feed stores, and appliance stores.
10. Personal service establishments, which perform services on the premises, such as but not, limited to; repair shops (watches, radio, television, shoe and etc.) tailor shops, beauty parlors or barbershops, photographic studios, and self-service laundries and dry cleaners.
11. Theaters, assembly halls, concert halls or similar places of assembly when conducted indoors.

12. Churches
13. Boat livery, including incidental sale of bait and fishing accessories.
14. Private parks and recreational areas, including picnic areas and picnic pavilions, softball and baseball diamonds, golf courses, swimming, boating and other outdoor recreational sport activities not including games of chance, bath houses, lodges and other accessory or commercial or buildings or uses incidental to the above uses.
15. Standard restaurants
16. Other uses similar to the above uses.
17. Accessory structures and uses customarily incidental to the above permitted uses.

SECTION 10.02 USES PERMITTED SUBJECT TO SPECIAL CONDITIONS

The following Special Condition Uses shall be permitted subject to review and approval by the Township Board, and further subject to any and all reasonable conditions which maybe imposed in accordance with Section 504 of Public Act 110 of 2006 as amended, known as the “Michigan Zoning Enabling Act,”. Discretionary approval shall be subject to the requirements and standards of Section 18.00, Review and Approval of Special Condition Uses, of the Zoning Ordinance.

1. Radio or television broadcasting or recording studio and/or transmission station.
2. Gasoline service station for the sale of gasoline, oil, and minor accessories only, and where no repair work is done, other than incidental service, but not including, steam cleaning or undercoating, vehicle body repair, painting, tire recapping, engine rebuilding, auto dismantling, upholstery, auto glass work, and such other activities whose external effects could adversely extend beyond the property line.
3. Child care center.
4. Fast food sit-down or carryout restaurants not including a drive-thru component.
5. Communication Towers.

SECTION 10.03 GENERAL REGULATIONS

1. Merchandise may be displayed or stored only within enclosed buildings; provided, that during business hours displays immediately adjacent to the building will be permitted. In no instance shall temporary outdoor displays occur for more than 18 hours in any 24-hour period.
2. The outdoor storage of goods and materials shall be prohibited.

3. Warehouse or indoor storage of goods and materials, beyond that normally incidental to the above permitted uses, shall be prohibited.

SECTION 10.04 AREA AND BULK REQUIREMENTS

See Article 14, "Schedule of Regulations" limiting the height and bulk of buildings, the minimum size of lot by permitted land use, the maximum density permitted, and providing minimum yard setback requirements.

SECTION 10.05 SITE PLAN APPROVAL

A site plan shall be submitted for review and approval by the Planning Commission for any new use, addition to an existing use, structural alteration or substantial change in use. Site plan approval is required for all permitted uses and special land uses in this district. See Section 16.00, Site Development Requirements and Section 17.00, Site Plan Review, of the Zoning Ordinance.

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