

**ARTICLE 11
GENERAL COMMERCIAL DISTRICT (C-2)**

SECTION 11.00 PURPOSE

The C-2, General Commercial District, is designed to provide sites for more diversified business types that would often be incompatible with the pedestrian movement in the C-1, Local Commercial District and which are oriented to serving the needs of “pass-by” traffic. Many of the business types permitted also generate greater volumes of traffic and activities, which must be specially considered to minimize adverse effects on adjacent properties.

SECTION 11.01 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. All principal permitted uses in the C-1 District.
2. Auto wash when completely enclosed in a building.
3. Automobile filling station.
4. Drive-in business of retail or service nature, including drive-in restaurants, banks and pharmacies, but excluding drive-in theaters.
5. Motels and hotels.
6. Mini-warehouse (self-storage facilities).
7. Nursery or greenhouse.
8. Other uses similar to the above uses.
9. Accessory structures and uses customarily incidental to the above permitted uses.

**SECTION 11.02 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. All Special Condition Uses permitted in the C-1 District.
2. Drive-in theater.

3. Welding shop.
4. Express office and motor freight terminal.
5. Automobile service station.
6. New and used car, trailer, or recreational vehicle sales space and showrooms.
7. Regulated Uses as defined in Article 2.

SECTION 11.03 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.
4. Outdoor display of plants and landscape materials for nurseries and greenhouses and outdoor displays of vehicles for automobile dealerships shall be exempt from Section 11.03.

SECTION 11.04 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, and providing minimum yard setback requirements.

SECTION 11.05 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.