
CHAPTER 10 C-1 GENERAL BUSINESS DISTRICT

SECTION 10.1 PURPOSE

This District is a general retail business and service district designed for the purpose of providing comparison and convenience shopping to meet the needs of the community. Specialty uses are not encouraged in this District, but suggested for the CBD District.

SECTION 10.2 PRINCIPAL PERMITTED USES (amended 3/08)

In the C-1 District, no uses shall be permitted unless otherwise provided in this Ordinance except the following:

- A. Any retail business whose principal activity is the sale or rental of merchandise within a completely enclosed building.
- B. Assembly halls, concert halls and auditoriums.
- C. Business and private schools operated completely within an enclosed building.
- D. Business service and repair establishments performing services on the premises, such as office machines, printing, and blueprinting.
- E. Churches and other facilities normally incidental thereto.
- F. Financial establishments such as banks, credit unions, savings and loan associations, including those with drive-in windows.
- G. Funeral homes or mortuaries.
- H. Health and fitness facilities, including indoor tennis, paddle ball, or racquetball courts.
- I. Nonconforming single family dwellings.
- J. Indoor commercial recreational facilities, such as bowling alleys, skating rinks, and sports arenas.
- K. Indoor theaters with two (2) or fewer screens.
- L. Medical or dental clinics.
- M. Mixed uses, including office, commercial, and residential uses, when located within a single structure, provided that:
 - 1. Residential uses are not on the same floor or story as the office or commercial uses.
 - 2. Residential uses have a separate entry apart from the office and commercial uses.
- N. Municipal, state or federal administrative or service buildings, provided that such buildings shall be located not less than twenty (20) feet from a Residential District.
- O. Office buildings and uses, including insurance offices, real estate offices, and other similar office uses where goods or wares are not commercially created, exchanged or sold.

- P. Personal service establishments.
- Q. Photographic film developing and processing
- R. Public utility buildings, not including storage yards.
- S. Restaurants and drinking establishments without drive-in windows.
- T. Service establishments having office-showrooms or workshops with a retail outlet, such as a decorator, building contractor, and similar establishments that require a retail adjunct, except that no outside storage yards are provided.
- U. Television and radio studios and towers.
- V. Accessory buildings and uses customarily incidental to the Principal Permitted Uses and Special Land Uses in accordance with the requirements of Section 3.4.
- W. Public Buildings and Uses.

SECTION 10.3 SPECIAL LAND USES

Land and/or buildings in the C-1 District may be used for the following subject to approval by the City Commission as a Special Land Use in accordance with the procedures of Chapter 15.

- A. Adult day care/respice care facilities.
- B. Arcades, billiard parlors and other similar indoor recreation facilities.
- C. Assisted living, dependent care and senior housing in conjunction with either use.
- D. Automobile wash establishments, including steam cleaning, but not rust-proofing
- E. Automobile minor repair facilities.
- F. Automobile fuel stations.
- G. Commercial cellular and personal communication towers.
- H. Hotels and motels.
- I. Indoor theaters with more than two (2) screens.
- J. New and used car sales rooms, including outdoor sales space.
- K. Open air businesses.
- L. Planned community shopping centers.
- M. Restaurants or other establishments serving food and/or beverage using drive-in windows.
- N. Veterinary hospitals and clinics.
- O. Wholesale store, storage facilities, buildings, warehouses, distribution plants, and freezers and lockers.

SECTION 10.4 DISTRICT REGULATIONS

- A. Site Plan Review is required in accordance with Chapter 14.
- B. Parking is required in accordance with Chapter 16.
- C. Signs are permitted in accordance with the requirements of Chapter 18.
- D. Except as may otherwise be permitted in this District, all business or servicing, except for off-street parking and loading, shall be conducted within a completely enclosed building.

- E. No main building, structure, or principal use of land, nor the enlargement of any building, structure, or use of land, shall hereafter occur unless the following requirements are met and maintained in connection with such building, structure, use, or enlargement. (Refer to Chapter 15 for additional requirements for Special Land Uses.)

C-1 DISTRICT REQUIREMENTS		
MINIMUM YARD REQUIREMENTS	FRONT	None
	SIDE	None, except that a 10 foot side yard shall be maintained on those sides abutting a Residential District.
	REAR	None
MINIMUM LOT REQUIREMENTS	AREA	None
	WIDTH	None
MAXIMUM BUILDING HEIGHT		40 ft. or 3 stories
MAXIMUM LOT COVERAGE		None

- F. Driveways shall be provided as follows:
1. Each lot may be permitted one (1) driveway, provided the spacing requirements of this Section can be achieved.
 2. Additional driveways may be permitted by the Planning Commission for any site, providing the spacing and alignment criteria listed below are met, and a traffic impact study is completed which justifies an additional driveway.
 3. The Planning Commission may permit two (2) one-way driveways rather than a single dual movement driveway for particular uses where safer, more efficient circulation and function of the drives can be demonstrated.
 4. The applicant shall submit evidence indicating that the sight distance requirements of the Allegan County Road Commission or Michigan Department of Transportation, as applicable, are met.
 5. Driveways shall be spaced from existing signalized intersections adequately to minimize conflicts with signal operations. If the site has access to a traffic signal or if the driveway has potential to be signalized, the site shall be designed and way-finding signs provided to direct traffic flow to use the signal.
 6. Interior drives shall provide circulation between uses through the use of shared driveways and internal access connections rather than separate, individual driveways. Site plan or other zoning approvals shall be conditioned on the

submission of easement agreements that clearly describe future access conditions and restrictions.

7. Stacking or queuing depth at driveways shall be sufficient to accommodate expected peak hour volumes without conflict to inbound or internal circulation.
 8. Driveway Spacing
 - a. Driveways shall be spaced at least one hundred fifty (150) feet from an intersection of a private road or public street measured from near pavement edge of the street to near pavement edge of the driveway throat.
 - b. The Planning Commission may modify the spacing if traffic or pedestrian safety, traffic circulation, or site conditions warrant the modification, based on traffic studies or other professional opinion.
 - c. Connections between parking lots may be required by the Planning Commission to provide the means for shared driveways or to provide a safer access point to the main street.
- G. Lighting shall comply with the provisions of Section 3.10, in addition to the provisions noted below:
1. Off-street parking areas shall be adequately lit to ensure security and safety.
 2. Light fixtures shall be provided with light cut-off fixtures that direct light downward. Lighting shall not be attached to buildings or other structures that permit light to be directed horizontally.
 3. Lighting shall illuminate only the parking lot or other areas approved for illumination by the Planning Commission.
 4. Canopy lighting shall be mounted flush with the canopy surface.
- H. Site Design Requirements
1. Mechanical equipment and service areas shall be visually screened from adjacent properties, public roadways, or other public areas. Architectural designs for buildings shall include design features to contain and conceal all heating, ventilation, air conditioning units, trash enclosures, dumpsters, loading docks and service yards.
 2. Brick, windows, cut stone, field stone, cast stone, split-face block, wood siding or vinyl siding shall be used as the predominant material utilized on facades that are visible from a public right-of-way. Other materials may be used for architectural accents, provided the materials shall have the appearance of wood or cut or cast stone. Other materials such as smooth-faced concrete block, undecorated tilt-up concrete panels, or pre-fabricated steel panels should only be used as accents and not dominate the building exterior of the structure. Metal

roofs may be allowed if compatible with the overall architectural design of the building.

3. Buildings with exterior walls greater than fifty (50) feet in horizontal length shall be constructed using a combination of architectural features and a variety of building materials and landscaping near the walls.
4. Walls visible from a public street shall be designed using architectural features and landscaping (abutting the building) for at least fifty percent (50%) of the wall length.
5. Other walls shall incorporate architectural features and landscaping for at least thirty percent (30%) of the wall length.
6. On-site landscaping shall abut the walls so that the vegetation combined with the architectural features significantly reduce the visual impact of the building mass as viewed from the street.
7. Exterior colors shall be of low reflectance, subtle, neutral or earth tone colors. High intensity colors such as black, neon, metallic or fluorescent for the facade and/or roof of the building are prohibited except as approved for building accents.