

CHAPTER 14
C-2 COMMERCIAL

SECTION 14.01 PURPOSE This district is intended to provide general commercial and service uses to meet the needs of the overall community.

SECTION 14.02 PERMITTED USES Land and/or buildings in this district may be used for the following purposes:

- A. Any permitted use in the C-1 Commercial District, subject to the same conditions, regulations and requirements as are provided therein.
- B. Arcades.
- C. Billiard or pool halls.
- D. Business or Professional Schools.
- E. Catering establishments where food is not sold for consumption on the premises.
- F. Health and physical fitness salons.
- G. Nursery, lawn, and garden equipment sales.
- H. Rental service excluding the rental of vehicles other than trailers and recreational vehicles.
- I. Taverns.
- J. Hot tubs and spas - rental facilities.
- K. Wireless Communication Facilities as regulated in Section 3.29A.1.

SECTION 14.03 PERMITTED USES SUBJECT TO SPECIAL CONDITIONS Land and/or buildings in this district may be used for the following purposes, subject to the conditions hereinafter imposed for each use.

- A. Any permitted use subject to special conditions in the C-1 Commercial District, subject to the same conditions, regulations and requirements as are provided therein.
- B. Automobile service stations subject to the following conditions:
 - 1. The nearest part of any building or structure shall be a minimum of 100 feet from any R-1, R-1A, R-2 or R-3 district unless the district is separated from the use by a public street.
 - 2. Pump islands shall be located no closer than 35 feet from the front lot line.
 - 3. All pump island canopies shall be located a minimum of 25 feet from the front lot line.
 - 4. All repair, lubrication, and service work shall be performed within a completely enclosed building.

5. All storage of equipment, materials, and merchandise, with the exception of fuel, shall be within a completely enclosed building.
6. All outside storage areas for refuse, used tires, auto parts, and similar items shall comply with Section 14.08C.
7. No more than two curb cuts shall be constructed to provide ingress and egress.
8. Any automobile service station located on an interior lot shall have a minimum of 155 feet of frontage on a public street.

C. Animal hospitals and veterinary clinics subject to the following conditions:

1. Such hospital or clinic, including all treatment rooms, cages, pens or runways, shall be located within a completely enclosed building so that sound will be kept within the building.
2. The building shall have and maintain central air conditioning so that, windows will not be open.
3. The use shall be operated in such a way as to produce no objectionable odors or noise outside its walls.
4. All buildings shall be a minimum of 100 feet from any R-1, R-1A, R-2 or R-3 district unless the residential district is separated from the use by a public street.
5. Customer service entrances to said use shall not be from an area which serves as a common entrance to other uses, such as a pedestrian mall.

D. Automobile parts and accessories including installation, automobile repair – major and minor and automobile body shops subject to the following conditions:

1. All installation and repair work must be carried out within a completely enclosed building.
2. No outdoor storage of scrap, junk cars, or dismantled vehicles is permitted.
3. All vehicles awaiting repair or settlement of insurance claims may be stored outside of a completely enclosed building provided that the storage area is completely enclosed with a obscuring masonry or wood wall or solid fence with a minimum height of six feet and a maximum height of eight feet and is equipped with a locking gate. Such storage area shall be located behind the rear wall of the building and shall maintain the minimum side and rear yard areas required for a building. Such area shall also satisfy all of the requirements for an off-street parking lot.
4. The nearest part of any building or structure shall be a minimum of 100 feet from any R-1, R-1A, R-2 or R-3 district unless the district is separated from the use by a public street.

E. Automobile Wash Establishment subject to the following:

1. All washing facilities shall be within a completely enclosed building.
 2. Vacuuming and drying areas may be located outside of the building but shall not be in the required front or side yard areas.
 3. All cars required to wait for access to the facilities shall be provided stacking space off the street right-of-way.
 4. Curb cuts serving the car wash shall be located at least 200 feet from the intersection of any two streets.
 5. All off-street parking and waiting areas shall satisfy the requirements for an off-street parking lot within the C-2, district.
 6. At least one traffic lane shall be provided as a means of exiting the facility without having to enter the car wash building; such lane to be in addition to those which would be used by customers obtaining gasoline and waiting in line for the car wash. Said lane shall not be counted as part of the required parking space.
 7. All buildings, vehicular stacking space, vacuuming; or other outside use area, except employee parking, shall have a minimum setback of 100 feet from a R-1, R-1A, R-2 or R-3 district, unless the district is separated from the use by a public street.
- F. Contractors (Plumbing, Heating, Electrical, Painting etc.) subject to the following conditions:
1. All work of any kind shall only take place within a completely enclosed building.
 2. The outside storage of equipment, machinery and service vehicles is permitted provided that the storage area is completely enclosed with a obscuring masonry or wood wall or fence with a minimum height of six feet and a maximum height of eight feet and is equipped with a locking gate. Such storage area shall be located behind the rear wall of the building and shall maintain the minimum side and rear yard areas required for a building. Such area shall also satisfy all of the requirements for an off-street parking lot.
 3. The nearest part of any building or structure shall be a minimum of 100 feet from any R-1, R-1A, R-2 or R-3 district unless the district is separated from the use by a public street.

SECTION 14.04 USES REQUIRING SPECIAL APPROVAL The following uses may be permitted as special uses under the provisions of Chapter 27.

- A. Any use requiring special approval in the C-1 Commercial District, subject to the same conditions, regulations and requirements as are provided therein.
- B. Funeral Homes
- C. Hospitals.
- D. Governmental Signs – Off Premise

- E. Special Controlled Uses. In the development and execution of this section, it is recognized that there are some uses which, because of their very nature, have serious objectionable operational characteristics, particularly when several of them are concentrated in near proximity to a residential zone, thereby having a deleterious effect upon the adjacent areas. Special regulation of these uses is necessary to insure that these adverse effects will not contribute to the blighting or downgrading of the surrounding neighborhood. These special regulations are itemized in this section. These controls are for the purpose of preventing a concentration of these uses within any one area, or to prevent deterioration or blighting of a nearby residential neighborhood. These controls do not legitimize activities which are prohibited in other sections of this Ordinance.

Uses subject to the controls of this Section are as follows:

Adult Motion Picture Theaters.
Adult Book Stores.
Adult Cabarets.
Nude Artist and Photography Studios.
Adult-Oriented Businesses.
Massage Establishments.

As used in this Chapter, the following terms shall have the indicated meanings:

1. Adult-Oriented Business means a business or commercial establishment engaging in one or more of the following enterprises [as such enterprises are defined in the Adult-Oriented Businesses Ordinance (Ordinance #756)]: (a) adult cabaret; (b) adult merchandise store; (c) adult motel; (d) adult theater; (e) escort agency; (f) nude model studio; and (g) sexual encounter center.
2. Massage Establishment means any building, room, place or establishment where body massage is regularly practiced on the human body, to club members or to the general public for a charge. The term "massage establishment" shall not include:
 - (a) Hospitals, nursing homes, medical clinics;
 - (b) The office of a state-licensed physician, surgeon, osteopath or chiropractor;
 - (c) The establishment of a barber, manicurist, beautician or cosmetologist who is duly licensed under the laws of this state, or another state within the United States, or the federal government, and who practices within the established limits of his or her license, and who administers a massage in the normal course of his or her duties in which massages are administered only to the scalp, face, neck, hands, feet or shoulder;
 - (d) The establishment of a myomassaologist who is a current member of the American Massage Therapy Association or other national massage therapy organization with comparable prerequisites for certification.
 - (e) Nurses who are licensed under the laws of this state and who administer a massage in the normal course of his or her nursing duties.
 - (f) Any athletic trainer who has been certified by the National Athletic Trainers Association or who is employed by one of the public schools or

state approved non-public schools, as those terms are used in MCL 380.1561, and who is performing massage on school premises.

3. Massage means any method of applying pressure on, friction against, stroking, kneading, rubbing, tapping, pounding, vibrating or stimulating the external parts of the body, for remedial or hygienic or other purposes, with the hands, with or without the aid of any mechanical, magnetic or electrical apparatus or appliances, with or without supplementary aids such as rubbing alcohol, liniments, antiseptics, oils, powder, creams, lotions, ointments or other similar preparations.

SECTION 14.05 HEIGHT REGULATIONS No building shall exceed 30 feet or two stories in height, whichever is less.

SECTION 14.06 AREA REGULATIONS No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yard area requirements are provided and maintained.

- A. Front Yard - There shall be a minimum front setback of 75 feet.
- B. Side yard – There shall be minimum side yards of 10 feet, on each side except where this zone district abuts a R-1, R-1A, R-2 or R-3 district on the side, a minimum side yard of 25 feet shall be provided. On the street side of a corner lot, a minimum side yard of 35 feet is required.
- C. Rear yard - There shall be a minimum rear yard of 25 feet except that where this zone district abuts a R-1, R-1A, R-2 or R-3 district in the rear, a minimum rear yard of 50 feet shall be provided.

SECTION 14.07 OUTDOOR DISPLAY AREA Where the nature of the business is such that outdoor display of goods for sale is normally incidental to the conduct of such business, no merchandise shall be displayed within the required yard unless otherwise permitted by the Planning Commission. The Planning Commission may prescribe the location, size, amount of products, timeframes, and such other conditions for the outdoor display area as may be appropriate to insure conformity with the character of the area. All areas shall be maintained in a neat and tidy condition.

SECTION 14.08 ADDITIONAL REQUIREMENTS

- A. Sidewalks are required in this district and shall be built, rebuilt, maintained, and repaired by the owner of the premises upon that part of the premises which abuts a street, and other sidewalks as required by the Township.
- B. Off-street parking and loading facilities shall be provided in accordance with requirements of Chapter 29.
- C. All dumpsters shall be gated and screened by an enclosure of masonry construction or other material approved by the Planning Commission.
- D. Landscaping and buffering shall be provided in accordance with requirements of Chapter 30.
- E. Site lighting shall be shall be in accordance with requirements of Chapter 31.
- F. Site Plan Approval is required in accordance with Chapter 32.

