

## A. INTENT

To provide automobile-oriented commercial uses that typically create higher trip generation along major intersections within the City, where potential adverse impacts on adjacent uses may be minimized.



**User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

## B. PRINCIPAL PERMITTED USES

- i. Professional and administrative offices<sup>ⓘ</sup>
- ii. Veterinary clinics
- iii. Retail commercial uses<sup>ⓘ</sup>
- iv. Personal services<sup>ⓘ</sup>
- v. Home and building services<sup>ⓘ</sup>
- vi. Health and fitness facilities
- vii. **Child care centers**<sup>ⓘ</sup> §36-4.15
- viii. Instruction centers for academic and fine arts purposes
- ix. Publicly owned and operated parks and parkways
- x. Business service uses<sup>ⓘ</sup>
- xi. Civic uses, except those with outdoor storage of vehicles and materials
- xii. Mortuaries & funeral homes
- xiii. Sales & service of boats, automobiles, motorcycles and recreational vehicles
- xiv. Places of worship
- xv. Assembly and meeting halls
- xvi. Restaurants
- xvii. Nursing homes and convalescent centers
- xviii. Bar, tavern, live entertainment
- xix. Banks and other financial institutions
- xx. Outdoor cafes
- xxi. Accessory buildings<sup>ⓘ</sup> and uses<sup>ⓘ</sup> customarily incidental to any of the above permitted uses
- xxii. Uses similar to any principal permitted use, as determined by the Planning Commission
- xxiii. **Adult business uses**<sup>ⓘ</sup> §36-4.10

## C. SPECIAL LAND USES

- i. **Animal kennels** §36-6.2
- ii. **Automobile washracks** §36-6.2
- iii. **Pawn shops** §36-6.2
- iv. **Pool halls and arcades** §36-6.2
- v. **Gasoline stations** §36-6.2
- vi. **Light industrial uses** §36-6.2
- vii. Drive-through or drive-in service for a principal permitted use
- viii. **Adult day care centers**<sup>ⓘ</sup> §36-4.15
- ix. Uses similar to any special land use in the district, as determined by the Planning Commission, and subject to reasonable conditions to address impacts of similar special land uses.
- x. Establishments involving the manufacture or sale of any alcoholic beverages regulated by the Michigan Liquor Control Act, MCL 436.1101 et seq.



## D. DEVELOPMENT STANDARDS

### Lot Size

Minimum lot area<sup>☐</sup>: 5,000 sq ft  
 Minimum lot width<sup>☐</sup>: 50 ft

### Lot Coverage<sup>☐</sup>

Maximum lot coverage: none

### Setbacks<sup>☐</sup>

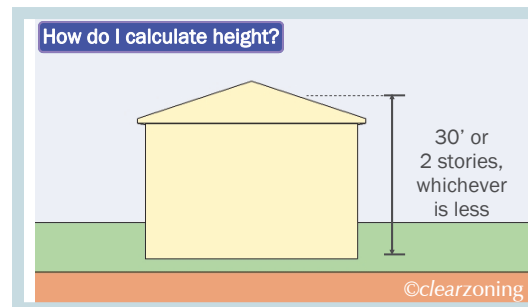
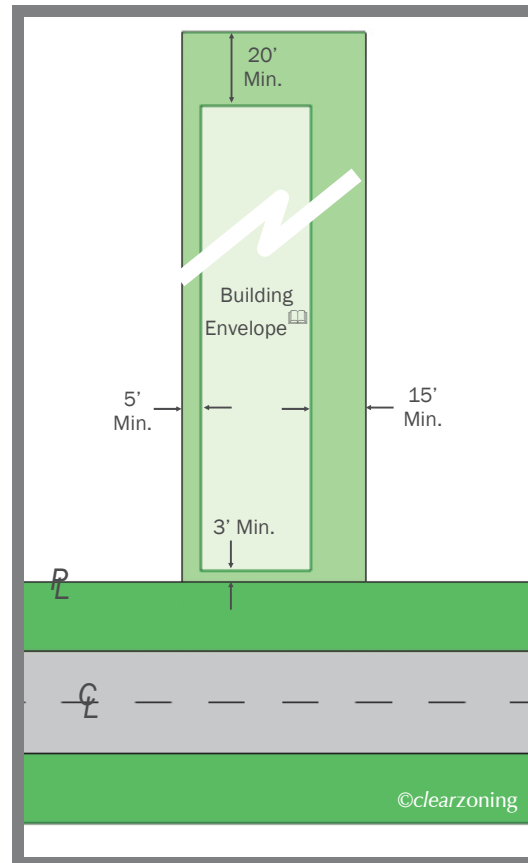
Minimum front yard setback: 3 ft  
 Minimum rear yard setback: 20 ft  
 Minimum side yard setback: 5 ft one side  
 15 ft total

### Building Height<sup>☐</sup>

Maximum building height: 30 feet or 2 stories, whichever is less

### NOTES

- See *Selected References* below for applicability
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The above drawings are not to scale.

## SELECTED REFERENCES

### 3. Zoning Districts

- **Lots, Use for Yards** §36-3.2
- **CV District** §36-3.8

### 4. Use Standards

- **Outside storage** §36-4.1
- **Hours of operation for businesses** §36-4.7
- **Wireless Communication Facilities**<sup>☐</sup> §36-4.6
- **Mixed Use Building** §36-4.13

### 5. Site Standards

- **Off-street parking** §36-5.13
- **Building Materials** §36-5.4
- **Grades and Drainage** §36-5.9
- **Waste & Rubbish** §36-5.3

### 6. Development Procedures

- **Site Plan Review** §36-6.1
- **Special Land Uses** §36-6.2

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

