

ARTICLE XIII

CBD CENTRAL BUSINESS DISTRICT

13.0 STATEMENT OF PURPOSE

The CBD Central Business District is intended to permit a variety of commercial, administrative, financial, civic, cultural, residential, entertainment and recreational uses in an effort to provide the harmonious mix of activities necessary to further enhance the Central Business District as a commercial service center.

13.1 PRINCIPAL PERMITTED USES

In the CBD Central Business 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. Personal service establishments, including health spas, gymnasiums, barber and beauty shops.
- C. Financial institutions, including drive-thru facilities.
- D. Restaurants and taverns including sidewalk and outdoor cafes, but not including drive-in restaurants.
- E. General and professional offices not including medical and dental clinics.
- F. Museums and art galleries
- G. Business and office machine repair facilities.
- H. Custom craft shops
- I. Combined retail-wholesale business when conducted entirely within a building.
- J. Publicly owned buildings including government facilities.
- K. Theaters and concert halls.
- L. Funeral parlors and mortuaries.
- M. Other uses which are similar to the above and subject to the following restrictions:

1. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail from premises where produced.
2. All business servicing or processing except for off-street parking or loading, shall be conducted within completely enclosed buildings.
3. Storage of commodities shall be within building and shall not be visible to the public from a street or thoroughfare.

N. Billboards (Subject to 13.6 below)

13.2 SPECIAL USES (Subject to Article XIX)

Mixed use establishments, i.e. commercial and residential uses combined in one structure provided the dwelling unit(s) are confined to the second story of the structure.

13.3 ACCESSORY USES

- A. Accessory buildings and uses customarily incidental to the above Principal Permitted Uses.
- B. Off-street parking lots and structures.

13.4 SITE PLAN APPROVAL

For permitted uses, accessory uses and special uses a site plan shall be submitted in accordance with Article XVIII, except that uses in the CBD Central Business District are exempt from the required parking space provisions of Article XVIII.

13.5 AREA, HEIGHT BULK AND PLACEMENT REQUIREMENTS

Front Yard	None
Side Yards	Side abutting a residential district ? 5 feet for buildings and parking and loading areas. Side abutting all other districts ? 0 feet
Rear Yards	Where rear abuts a residential district and the districts are not separated by an alley or street ? 10 feet.
Lot Coverage	100%
Building Height	2 ? stories or 35? , whichever is less
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Floor Area	For mixed uses, second floor dwelling unit ? 500 square feet. All other uses - None

13.6 REGULATION OF BILLBOARDS

Billboards may be erected adjacent to M-89, provided that they must meet all of the following conditions. For purposes of these conditions, double-faced billboards (i.e. structures with back-to-back faces containing or able to contain advertising) and V-shaped billboards having only one face visible to traffic proceeding from any given direction on a Street shall be considered as one (1) billboard. Otherwise, billboards having more than one (1) face, including billboards with tandem (side-by-side) or stacked (one-above-the-other) faces, shall be considered as multiple billboards and shall be prohibited in accordance with the minimum spacing requirements set forth below. A billboards surface display area containing or able to contain advertising shall be considered to be the billboards face(s).

- A. Not more than three (3) billboards may be located per linear mile of Street, regardless of the fact that such billboards may be located on different sides of the Street. The linear mile measurement shall

not be limited to the City's boundaries if the particular Street extends beyond such boundaries.

- B. No billboard may be located within one thousand (1,000) feet of another billboard. The one thousand (1,000) feet measurement shall not be limited to the City's boundaries.
- C. No billboard may be located within two hundred (200) feet of any residential zoning district, of a pre-existing dwelling, of a pre-existing church or of a pre-existing school. If the billboard is illuminated, the required distance shall be increased to three hundred (300) feet.
- D. No billboard may be located closer than seventy-five (75) feet from a property line adjoining a street. No billboard may be located closer than ten (10) feet from any other property line of the lot on which the billboard is located.
- E. A billboard's face may not exceed three hundred (300) square feet. Double-faced billboards and V-shaped billboards may have two (2) faces, but neither one may exceed three hundred (300) square feet.
- F. A billboard's height may not exceed twenty (20) feet above the grade of the ground upon which the billboard sits, or above the grade of the abutting street, whichever is higher.
- G. No billboard may be placed on top of, cantilevered from or otherwise suspended above the roof of any building.
- H. A billboard may be illuminated, but only if such illumination is concentrated on the billboard's face(s) and is located so as to avoid glare or reflection onto any portion of an adjacent street, the path of oncoming vehicles, or any adjacent lot. No rotating or oscillating beam, beacon, flashing illumination or intermittent lights may obscure or interfere with the effectiveness of an official traffic sign, signal or device.
- I. A billboard shall be securely anchored and otherwise adequately constructed in order to withstand all wind and vibration forces, which can normally be expected to occur in the vicinity. A billboard shall be adequately maintained to assure its continued structural soundness and the continued readability of its message.
- J. A billboard adjacent to the interstate highway, freeway and primary highway systems of the State of Michigan, as such terms are defined in the Highway Advertising Act of 1972 (Michigan Public Act 106 of 1972, as amended), shall comply with all of the

above requirements as well as the applicable regulations promulgated thereunder, as such provision and/or regulations may be amended from time to time.