

ARTICLE XI

B-1 LOCAL BUSINESS DISTRICT

11.0 STATEMENT OF PURPOSE

The B-1 Local Business District is intended to accommodate various types of office, retail, and service establishments. These uses can serve as a transitional use between more intensive land uses such as highway commercial uses or major highways and less intensive land uses such as single and two family districts. This district is also intended to allow for uses, which do not generate large volumes of traffic or require extended hours of operation.

11.1 PRINCIPAL PERMITTED USES

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

- A. Office buildings and uses when goods or wares are not commercially created on the premises.
- B. Insurance offices, brokerage houses, and real estate offices.
- C. Business and private schools, including nursery schools, day nurseries and child care centers operated within an enclosed building.
- D. Photographic studios.
- E. Funeral homes and mortuaries.
- F. Financial institutions, banks, credit unions.
- G. Laundromats.
- H. Grocery stores, fruit and flower markets, and bakeries.
- I. Restaurants and taverns, not including drive-in restaurants.
- J. Watch, television and shoe repair shops.
- K. Barber and beauty shops.
- L. Sign shops.
- M. Mixed uses (100% of the first floor area is given to retail, non-residential use) (i.e. permitted commercial and residential uses combined in one building).
- N. Art galleries and museums.

- O. Public Utilities.
- P. Billboards. (Subject to 11.7 below)

11.2 ACCESSORY USES

- A. Accessory buildings and uses customarily incidental to the above permitted principal uses.
- B. Off-street parking.
- C. Outdoor trash containers or dumpsters.

11.3 SPECIAL USES: (Subject to Article XIX)

- A. Medical or dental clinics.
- B. Gasoline service stations and filling stations.
- C. Fraternal organizations, service clubs, and lodge halls.
- D. Office developments. (Two or more structures)
- E. Car wash establishments but only when used in conjunction with a gasoline service station or filling station.

11.4 SITE PLAN APPROVAL

For all permitted uses and uses subject to a special use permit, a site plan shall be submitted in accordance with Article XVIII.

11.5 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

- A. No building or structure, nor enlargement of any building or structure, shall hereafter be constructed or placed unless the following requirements are met and maintained for any building, structure or enlargement.

Front Yard	None
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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 distances 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	5,000 square feet
Minimum Lot Width	66 feet
Minimum Floor Area	For mixed uses, second floor dwelling unit - 500 square feet. All other uses - None

B. Loading space shall be provided in the rear yard in the ratio of at least ten (10) square feet per one (1) front foot of building width. Where an alley or street abuts the rear of the property, the rear building setback and loading requirements may be computed from the center of the street or alley. The City Commission may waive this requirement in individual cases where this requirement is shown to be excessive or unnecessary.

11.6 MINIMUM LANDSCAPE & SCREENING REQUIREMENTS

For permitted and special uses 15% of the site shall be in landscaped open space with one (1) evergreen tree or shrub for every 1,000 square feet or portion thereof plus one (1) small or large deciduous tree for every 2,000 square feet or portion thereof. (Plant materials existing on the site prior to development may be included as part of the requirement). Thirty (30) percent of the required open space shall be between the roadway and the building.

Buildings on corner lots shall have 60% of the required open space between the building and the roadway. Whenever feasible, a portion of the landscaping shall be placed adjacent to the building(s).

11.7 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 billboards 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 billboards 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 billboards 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 hereunder, as such provision and/or regulations may be amended from time to time.