

CHAPTER IX

C-1 NEIGHBORHOOD BUSINESS DISTRICT

(Designated on the Zoning Map as Small Dots)

Section 9.01 Description and Purpose. This Zoning District is for neighborhood convenience shopping including retail businesses and service establishments which supply commodities or perform services which meet the daily needs of the neighborhood.

Section 9.02 Use Regulations. Land, buildings or structures in this Zoning District may be used for the following purposes only:

- (a) Those non-residential uses which are permitted in the Residential Zoning Districts, subject, except as specifically provided otherwise in this Chapter, to the same conditions, restrictions and requirements as are provided in the Residential Zoning Districts.
- (b) Bakery goods store
- (c) Banks, loan and/or finance offices
- (d) Barber or beauty shop
- (e) Book, stationery or gift store
- (f) Candy store, soda fountain and/or ice cream store
- (g) Clothes cleaning and/or laundry pick—up station
- (h) Clothing and dry goods store
- (i) Delicatessen store
- (j) Dress shop
- (k) Drug store
- (l) Florist and gift shop without nursery
- (m) Funeral home
- (n) Grocery store and meat market
- (o) Hardware store
- (p) Household appliance store
- (q) Jewelry store
- (r) Laundromats
- (s) Nursery school and day nurseries
- (t) Paint and wallpaper store
- (u) Parking lots
- (v) Photographer
- (w) Radio and television store
- (x) Restaurants and/or cafes without dancing, floor shows or drive-in service
- (y) Service stations, including minor auto repairs, if all repair work is conducted wholly within a completely enclosed building, when authorized by the Planning Commission as a special use. In considering such authorization, the Planning Commission shall consider the following standards and Chapter XIII: (1) the size, nature and character of the gas station; (2) the proposed location of the gas station; (3) the location of entrance drives and access to the gas station with respect to potential traffic congestion or hazards; (4) how well the gas station harmonizes, blends with and enhances adjoining properties and the surrounding neighborhood; (5) the need and

necessity for the products and services of the gas station at the proposed location; and (6) the effect of the gas station on adjoining properties and the surrounding neighborhood

(z) Shoe repair shop

(aa) Tailor and/or dress maker

(bb) Variety store including notions and “five and ten” store

(cc) Business signs, real estate signs, identifying sign, name plate

(dd) Other similar retail business or service establishments which supply convenience commodities or perform services primarily for residents of the surrounding neighborhood when authorized by the Planning Commission as a special use. In considering such authorization, the Planning Commission shall consider the following standards and Chapter XIII: (1) the size, nature and character of the proposed use; (2) the proximity of the proposed use to adjoining properties; (3) the parking facilities provided for the proposed use; (4) any traffic congestion or hazard which will be occasioned by the proposed use; (5) how well the proposed use harmonizes, blends with and enhances adjoining properties and the surrounding neighborhood; (6) the need or necessity for the proposed use to service the needs of the surrounding neighborhood; and (7) the effect of the proposed use on adjoining properties and the surrounding neighborhood.

Section 9.03 Required Conditions.

(a) With the exception of automobile parking and off-street parking, all business, service or processing shall be conducted wholly within a completely enclosed building.

(b) All goods produced on the premises shall be sold at retail on the premises where produced.

Section 9.04 Height Regulations. No building or structure shall exceed thirty—five (35) feet in height.

Section 9.05 Area Regulations. No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area and building coverage requirements.

(a) Front Yard - Where all the frontage on the same side of a street between two intersecting streets is located in a C Zoning District and where a setback has been established by fifty percent (50%) of said frontage, then this established setback shall determine the required front yard. In all other cases there shall be a front yard of not less than fifty (50) feet.

(b) Side Yard -

(1) Where the side of a lot in a C-1 Zoning District abuts upon the side of a lot in any R or AG Zoning District, each side yard shall be not less than twenty-five (25) feet.

(2) There shall be a side yard of not less than forty (40) feet on the street side of a corner lot.

(3) No side yard shall be required when directly abutting other commercial uses or land included in a C or I Zoning District.

(c) Rear Yard -

(1) Where the rear of a lot in a C-1 Zoning District abuts upon the side yard of a lot in any R Zoning District or AG Zoning District, there shall be a rear yard of not less than twenty—five (25) feet.

(2) In all other cases, there shall be a rear yard of not less than ten (10) feet.

(3) No accessory building shall be allowed closer than five (5) feet from the rear lot line.

(d) Screening - Side yards and rear yards adjoining any lot in an R or AG Zoning District shall be screened (1) by a compact hedge of deciduous or evergreen trees which reach a minimum of five (5) feet in height after one growing season; or (2) a solid wall or tight board fence six (6) feet in height.

(e) Lot Area - The minimum lot area shall be fifteen thousand (15,000) square feet; provided, however, that all private sewage disposal systems not connected to a public sewer must be approved by the Allegan County Health Department. The minimum lot width shall be one hundred (100) feet.