

## **ARTICLE IX. B-2 GENERAL BUSINESS DISTRICT**

### **SECTION 900. STATEMENT OF PURPOSE**

This district classification is designed to permit commercial uses catering to business and industrial customers as well as the general public.

### **SECTION 901. USES PERMITTED BY RIGHT**

The following structures and/or uses shall be permitted by right:

1. Except for the following, and subject to any and all conditions imposed thereon, any structure or use permitted by right in a B-1 district:
  - a. One-family detached dwelling unit.
  - b. Multiple dwelling unit of any type.
  - c. A model dwelling unit.
2. Utility and public service facilities and uses, excluding storage yards, when operating requirements necessitate the locating of said facilities within the district in order to serve the immediate vicinity, subject to the following:
  - a. No building shall be closer than forty (40) feet to any property or street line.
  - b. No more than twenty-five (25%) percent of the lot area may be covered by buildings.
  - c. All buildings shall be harmonious in appearance with the surrounding area and shall be similar in design and appearance to any other buildings on the same site development.
  - d. Where mechanical equipment is located in the open air, it shall be screened from the surrounding area by an obscuring wall, fence, or planting area and it shall be fenced for safety. All buildings housing mechanical equipment shall be landscaped and maintained to harmonize with the surrounding area.
3. Bus, train, or air passenger station or terminal.
4. New or used car salesroom, showroom or office.
5. Kennel or pet shop when completely enclosed in a building.
6. Wholesale sale of only candy, drugs, jewelry, novelties, professional, barber, beauty, or office supplies, radio or television supplies, or tobacco products.
7. Automatic dry cleaning or laundry.

8. Greenhouse or nursery.
9. Photostat or blueprint service.
10. Radio or television station.
11. Indoor or outdoor sale or rental of new or second-hand automobiles, trucks, mobile homes, but excluding junk, all subject to the following:
  - a. The outdoor lot shall be provided with a durable and dustless surface, and shall be graded and drained so as to dispose of all surface water accumulated within the area.
  - b. Access to the outdoor lot shall be at least sixty (60) feet from the intersection of any two (2) streets.
  - c. No dismantling and no major repair or major refinishing shall be done on the lot.
12. Motel, subject to the following:
  - a. The minimum lot area shall be one (1) acre.
  - b. Access shall be provided so as not to conflict with the adjacent business uses or adversely affect traffic flow on a major thoroughfare.
  - c. Each unit shall contain not less than two hundred fifty (250) square feet of floor area.
  - d. The front set back line shall be at least forty (40) feet and the side and rear set back lines shall be at least thirty (30) feet.
13. Business in the character of a drive-in or open front store, subject to the following:
  - a. A setback of at least sixty (60) feet from the right-of-way line of any existing or proposed street must be maintained.
  - b. Access points shall be located at least sixty (60) feet from the intersection of any two (2) streets.
14. Veterinary hospitals or clinics; provided that all activities are conducted within a completely enclosed main building, and, provided further, that all buildings are set back at least two hundred (200) feet from any adjacent residential lot.
15. Open air business as follows and when developed as follows:
  - a. Retail sale of plant material not grown on the site, or sale of lawn furniture, playground equipment or garden supplies; provided that:

- (1) The storage and/or display of any materials and/or products shall meet all setback requirements of a structure.
  - (2) The storage of any soil, fertilizer, or other loose, unpackaged material shall be contained so as to prevent any affects on adjacent lots.
- b. Recreational space for children's amusement parks or other similar recreation, but not at the intersection of two (2) major thoroughfares. Such recreation space shall be fenced on all sides with a four (4) foot chain link type fence.
16. Bowling alley, billiard hall, indoor archery range, indoor tennis court, indoor skating rink, indoor theater, or similar form of indoor commercial recreation; provided that all activities are conducted within a completely enclosed building, and, provided further, that all buildings are set back at least one hundred (100) feet from any adjacent residential lot.
17. Hotel.
18. Wireless Communications facilities and services subject to the provisions of Section 1218.
19. Accessory building or use.

#### **SECTION 902. USES PERMITTED BY SPECIAL APPROVAL**

The following structures and/or uses shall be permitted, but only by special approval granted by the Planning Commission:

1. One-family detached dwelling unit.
2. Multiple dwelling unit, including apartment building, town house, and condominium, but excluding hotel and motel.
3. One model dwelling unit for each project or subdivision.
4. Drive-in theater, subject to the following:
  - a. The site shall be located on a major thoroughfare.
  - b. All motor vehicle ingress and egress shall be from said thoroughfare. Local traffic movement shall be accommodated within the site so that entering and exiting vehicles will make normal and uncomplicated movements into or out of the major thoroughfare.
  - c. All points of entrance or exit for motor vehicles shall be located no closer than two hundred (200) feet from the intersection of any two (2) streets or highways.
  - d. Vehicles exiting the site shall have a clear sight distance at least five hundred (500) feet in either direction along the thoroughfare from the exit.
  - e. Acceleration and deceleration lanes shall be provided at points of ingress and egress to the site. Left turns at entrances and exits shall be prohibited.

- f. A minimum yard of one hundred (100) feet shall separate all uses, operations, and structures, including fences, from any public street or highway used for access or exit purposes.
  - g. The drive-in theater shall be enclosed for the full periphery of the site used with a solid screen fence at least eight (8) feet in height. The fence shall be of sound construction, painted or otherwise finished, attractively and inconspicuously.
  - h. One (1) drive-in theater ticket gate shall be provided for each three hundred (300) car capacity or fraction thereof of the theater. Motor vehicle standing space shall be provided between the ticket gates and the street or highway right-of-way line equal to at least thirty (30%) percent of the vehicular capacity of the theater.
  - i. Drive-in theater picture screens shall not be permitted to face any public street and shall be so located as to be out of view of any major thoroughfare. The picture screen shall not exceed sixty-five (65) feet in length.
5. Home occupation.
6. Lumber yard or building supply or equipment rental or retail sales.
7. Temporary outdoor use such as a display, Christmas tree sales lot, revival tent, or other quasi-civic activity may be permitted on a temporary basis without a public hearing by the Planning Commission; provided that such permit shall not be issued for more than thirty (30) days in any one (1) year and that said use can be adequately shown not to be injurious or detrimental to properties in the immediate vicinity.
8. Gasoline service station and/or Automobile repair station, subject to the following:
- a. An automobile service station shall be located on a lot having frontage along the principal street of not less than one hundred fifty (150) feet, minimum lot depth of one hundred fifty (150) feet, and having a minimum area of not less than twenty-two thousand five hundred (22,500) square feet.
  - b. An automobile service station with convenience retail facilities shall be located on a lot having frontage along the principal street of not less than one hundred fifty (150) feet, a lot depth of not less than two hundred (200) feet, and having a minimum area of not less than thirty thousand (30,000) square feet.
  - c. An automobile service station with an auto wash facility and/or provides retail sale of diesel fuel shall be located on a lot having frontage along the principal street of not less than two hundred (200) feet, a lot depth of not less than two hundred fifty (250) feet, and having a minimum area of not less than fifty thousand (50,000) square feet.
  - d. An automobile service station building housing an office and/or facilities for servicing, greasing and/or washing motor vehicles shall be located not less than forty (40) feet from any street lot line, and not less than twenty-five (25) feet from any side or rear lot line adjoining a residentially zoned district.

- e. All driveways providing ingress to or egress from an automobile service station shall be not more than thirty (30) feet wide at the property line. Curbs, curb cuts, driveway widths and acceleration or deceleration lanes shall meet the requirements of the City of Bad Axe or other agency having jurisdiction thereof. No driveway or curb opening shall be located closer than fifty (50) feet from any intersecting street right-of-way line or any adjacent residential use or residentially zoned property. Only one driveway from any abutting street shall be allowed unless the Planning Commission determines that additional drives would improve traffic conditions on site and any abutting streets.
- f. An automobile service station with an automobile wash on the site may have one (1) additional curb cut. The additional curb cut shall be restricted to an exit only to serve the automobile wash and shall not be located closer than fifty (50) feet from any intersecting street right-of-way line, adjacent residential use or residentially zoned property, or other curb cut serving the facility.
- g. A circulation plan must be submitted illustrating the dominant access turning movements of trucks onto and within the site.
- h. Storage of vehicles awaiting repair shall be limited to no more than five (5) such vehicles for each repair bay. In no case shall vehicles be stored for a period in excess of fifteen (15) days.
- i. In order to facilitate safe pedestrian circulation and safety, no parking or standing of customer vehicles shall be permitted in the area immediately adjacent to any customer entrance or payment window.
- j. There shall be no outdoor storage or display of vehicle components, parts, supplies, equipment, or merchandise except within an area defined on the site plan approved by the Planning Commission and which extends no more than ten (10) feet beyond the building.
- k. Storage of wrecked, partially dismantled, or other derelict vehicles is prohibited, unless such storage is required under police or court order.
- l. In the event that an automobile service station use has been abandoned or terminated for a period of more than one (1) year, all underground gasoline storage tanks shall be removed from the premises.
- m. A raised, concrete curb six (6) inches in height shall be erected by the applicant along all street lot lines, except for driveway openings.
- n. The entire lot, excluding the area occupied by a building, shall be hard-surfaced with concrete or plant-mixed bituminous material except desirable landscaped areas which shall be separated from all paved areas by a low barrier or six (6) inch concrete curb.
- o. All lubrication equipment, motor vehicle washing equipment, hydraulic hoists and pits shall be enclosed entirely within a building. All gasoline

pumps shall be located not less than twenty-five (25) feet from any lot line and shall be arranged so that motor vehicles shall not be supplied with gasoline or serviced while parked upon or overhanging any public sidewalk, street or right-of-way.

- p. p. Where an automobile service station adjoins a residential use or property located in any residential zone, a solid, decorative masonry wall six (6) feet in height shall be erected and maintained along the lot line, or if separated from the residential zone by an alley, then along the alley lot line. In addition, all outside trash areas of used tires, auto parts and other items shall be enclosed on all sides other than for an opaque access door, by a five (5) foot solid, decorative masonry wall. All masonry walls shall be protected by a fixed curb or barrier to prevent vehicles from contacting the wall. Said masonry wall may be required by the Planning Commission where a service station adjoins a nonresidential use such as an office building, medical center, day nursery, or landscaped area of other types of nonresidential uses. Walls may be gradually reduced in height (e.g., stepped down) within twenty-five (25) feet of any street right-of-way.
- q. q. All exterior lighting, including illuminated signs, shall be erected and hooded or shielded so as to be deflected away from adjacent and neighboring property. All canopy lighting shall be recessed.
- 9. 9. Fast Food establishment with a drive through facility subject to the following:
  - a. a. Points of ingress and egress shall not be located less than one hundred (100) feet from the intersection of any two (2) streets.
  - b. b. The site will be adjacent to a major or secondary thoroughfare, and all points in ingress and egress will be directly onto said thoroughfare or onto a commercial or industrial street or service drive.
  - c. c. Lighting will be directed away from adjacent residential areas or to prevent direct glare onto adjacent thoroughfares.
  - d. d. Adequate waiting or standing areas for vehicles shall be provided on-site so that no vehicle is required to wait, stand, or be stored within a right-of-way.
  - e. e. Within the front or side yard adjacent to any street, there shall be a landscaped planting area of not less than fifteen (15) feet in width which shall meet the standards of Article XIII.

- f. f. A wall and/or greenbelt meeting the standards of Section 1217 and/or 1305 shall be provided along any property line which abuts any residential use.
- 10. 10. Car wash.
- 11. 11. Accessory building or use.
- 12. 12. Any structure or use that, in the opinion of the Planning Commission, is similar to a structure or use permitted by right or by special approval of the Planning Commission in this zoning district.
- 13. 13. Wireless Communications support structures subject to the provisions of Section 1218.
- 14. 14. Essential services subject to the following:
  - a. a. No building shall be closer than forty (40) feet to any property or street line.
  - b. b. No more than twenty-five (25%) percent of the lot area may be covered by buildings.
  - c. c. All buildings shall be harmonious in appearance with the surrounding area and shall be similar in design and appearance to any other buildings on the same site development.
  - d. d. Where mechanical equipment is located in the open air, it shall be fenced for safety. All buildings housing mechanical equipment shall be landscaped and maintained to harmonize with the surrounding area.