

ARTICLE XII

“C” GENERAL COMMERCIAL ZONING DISTRICT

Section 12.1 Description and Purpose

The “C” General Commercial Zoning District provides for a wide array of office, retail and service commercial uses. This District is intended to apply along segments of M-37 Highway consistent with the adopted 2007-2020 Master Plan. All land development and building construction in this District will be served by public sanitary sewer and water supply for both potable water and fire protection.

Architectural standards will also be applied to all buildings and renovations of existing buildings. Large floor area, single-occupant retail use buildings are prohibited in this zoning district. In-fill and reuse of existing sites planned and zoned for commercial use will be encouraged before rezoning of vacant lands.

Section 12.2 Permitted Land Uses

Land and buildings in the “C” General Commercial Zoning District may be used for the following purposes only:

- (a) Antique Retail Store.
- (b) Auto Parts Retail Store.
- (c) Bakery Goods.
- (d) Barber and Beauty Shop.
- (e) Bookstore, (including coffee shop and reading area).
- (f) Bowling Alley.
- (g) Broker and Financial Institution.
- (h) Camera Store.
- (i) Carpet and Upholstery.
- (j) Catering Establishment.
- (k) Childcare Center.
- (l) Clothing and Apparel Retail Store.
- (m) Coin Laundry and service.
- (n) Computer and Electronic Retail and Service.
- (o) Dance Studio.
- (p) Delicatessen.
- (q) Department Store under 40,000 Square feet of Floor Area.
- (r) Dry Cleaning.
- (s) Duplicating and Printing Service.
- (t) Electronics Retail.
- (u) Fitness Center.
- (v) Florist (without greenhouse or nursery).
- (w) Funeral Home.
- (x) Furniture Store.
- (y) Garden Supply Retail (excluding implement sales).
- (z) General Offices.

- (aa) Gift Shop.
- (bb) Grocery Store.
- (cc) Hardware.
- (dd) Health Spa.
- (ee) Hotel.
- (ff) Household Appliance Store and Service.
- (gg) House Wares Retail.
- (hh) Jewelry Retail.
- (ii) Laboratory, (Materials and Chemical Testing).
- (jj) Laboratory, (Medical, Dental).
- (kk) Lighting Fixture Retail.
- (ll) Music Store.
- (mm) Newspaper Publishing.
- (nn) Off-Street Parking Lot.
- (oo) Package Delivery & Shipping Service.
- (pp) Paint and Wallpaper Retail.
- (qq) Pet Shop & Supply Retail.
- (rr) Photography Studio.
- (ss) Professional office for medical doctors, chiropractors, dentists, architects, engineers, accountants, attorneys, physical and massage therapy and similar professions.
- (tt) Restaurant (without drive-up window).
- (uu) Shoe Repair Store.
- (vv) Sporting Goods Retail (except motorized vehicles and boats).
- (ww) Tailor.
- (xx) Variety Store (such as a “5 & 10”).

Section 12.3 Special Land Uses

The following uses of land and buildings may be permitted when authorized as a special land use by the Planning Commission, subject to regulations contained in Article XIX:

- (a) Any office, retail or service use including a drive-through or drive-up window or opening providing direct service to occupant(s) of a motor vehicle.
- (b) Gasoline, diesel or alternative fuels filling station which may or may not include companion convenience goods retail sales.
- (c) Automobile, motorcycle and equipment repair and service facility of any kind.
- (d) Car Wash.
- (e) Commercial amusement enterprise including but not limited to video games, pinball, billiards and pool tables and similar amusement devices.
- (f) Automobile, truck, motorcycle, recreational vehicle, recreational equipment, agricultural implement and similar vehicle and equipment sales with or without service and repair facility.
- (g) Adult entertainment facility.
- (h) Any establishment with on-premise sales of beer, wine, and/or liquor in packaging or by the glass.

- (i) Office, retail and/or service use building designed and intended for multiple ownership and/or condominium ownership.
- (j) Any building occupied or to be occupied by three or more separately owned and operated businesses.
- (k) Any use of land or building involving outdoor display of merchandise or materials for retail sales.
- (l) Any use not listed in Section 12.2 that may be similar to office, retail or service use permitted by right in this District as determined by the Planning Commission.

Section 12.4 Prohibited Uses

The following uses in the “C” General Commercial Zoning District are prohibited:

- (a) A building in excess of 40,000 square feet of gross floor area occupied by one separate retail business entity.

Section 12.5 Other Land Uses

The following other land uses may be permitted as provided in this Ordinance:

- (a) Customary accessory use as regulated in this Ordinance.
- (b) Temporary use as regulated by this Ordinance

Section 12.6 “C” General Commercial Zoning District Regulations

Land divisions, buildings and structures in the “C” General Commercial Zoning District shall comply with the following requirements unless provided otherwise in this Ordinance:

- (a) Minimum Lot Area and Width.** The minimum lot area shall be 8,700 square feet and 66 feet minimum lot width. Lots of record on the effective date of this Ordinance may be utilized, so long as they are not further diminished in area.
- (b) Minimum Required Building Setbacks.**
 - (1) **Front Yard.** There shall be a minimum front yard building setback of 50 feet.
 - (2) **Side Yard.** Side yard minimum setback shall be 10 feet when abutting any office, commercial or special commercial district and no less than 25 feet when abutting any residential zoning district.
 - (3) **Rear Yard.** There shall be a minimum rear yard building setback of 25 feet when abutting any residential district. In all other cases, the minimum rear yard setback shall be 10 feet.
 - (4) **Maximum Height.** No building or structure shall exceed 35 feet in height, except permitted communications antennas and towers.
 - (5) **Maximum Building Lot Coverage.** The maximum lot coverage for all buildings shall be 50 percent of actual lot area excluding public right-of-way and area within private easements for ingress and egress.

- (6) **Maximum Lot Coverage.** The maximum lot coverage for all buildings and hard surfaced area shall be 85 percent of actual lot area.

Section 12.7 Parking Regulations

All uses of land and buildings in this District shall conform to applicable parking and loading regulations contained in Article XXIII.

Section 12.8 Sign Regulations

All signs in this District shall conform to applicable sign regulations contained in Article XXIV.

Section 12.9 Site Plan Review

All uses of land and buildings in this District shall conform to applicable site plan content and review requirements contained in Article XX.

Section 12.10 Landscape Standards

All uses of land and buildings in this District shall conform to applicable landscaping standards contained in Article XXV.

Section 12.11 Special Regulations

- a) Access Management Overlay District standards within Article XVI shall apply to all properties within the “C” General Commercial Zoning District. This shall include any property hereinafter zoned to “C” Commercial or any parcel on which a conversion of occupancy from residential use to office, service or commercial use occurs and any expansion, alteration or structural change to an existing building in the “C” District, regardless of current use.

Section 12.12 Joint Planning Area

The “C” General Commercial Zoning District may be applied only to lands lying within the Joint Planning Area as defined in Article XXXII and only if the land use is consistent with the adopted 2007-2020 Thornapple Township Master Plan.

Sections 12.13 – 12.99 [Reserved]