

CHAPTER 9
C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

Section 9.1 Description and Purpose. The C-1 Neighborhood Commercial District is intended for retail businesses or service establishments which provide convenience shopping and which supply goods or perform services to meet the daily needs of the area.

Section 9.2 Permitted Uses. Land, buildings and structures in the C-1 District shall be used only for the purposes stated in Table 9.2, as follows:

Table 9.2 Permitted Uses.	
Permitted Land Use	Regulation or Exception
Antique shop	
Bakery	
Bank, savings and loan association and credit union	
Barber shop and beauty shop.	
Candy store, ice cream shop and yogurt shop	
Clothing store	
Delicatessen	
Drug store	
Florist shop	
Furniture store	
Gift shop	
Grocery store and meat market	
Hardware store	
Household appliance store	
Jewelry store	
Laundry and dry cleaners	
Offices	
Photographic studio	
Restaurant, but not including drive-up or drive-through window or drive-in car service	
Shoe repair shop	
Tailor and dressmaker	
Variety store, including video rentals, computer stores and specialty stores	
Retail gun dealer; gun repair and fitting service as a gunsmith	Including the selling of guns at retail and repairing and fitting guns. All such activities must be licensed, if required.
Other similar retail businesses or service establishments supplying goods or products or performing services primarily for residents of the community to meet the daily needs of the area	
Solar Energy Facility, Wind Energy Facility	Only those facilities which are eligible for, and

and Energy Storage Facility	which have been granted a certificate from the Michigan Public Service Commission under Part 8 of the Clean and Renewable Energy and Energy Waste Reduction Act, MCL 460.1221 et seq.
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Section 9.3 Special Land Uses. The special land uses stated in Table 9.3 may be permitted if approved by the Planning Commission under Chapter 12.

Table 9.3 Special Land Uses.	
Special Land Use	Regulation or Exception
1. Church or other place of worship	
2. Gasoline service station	
3. Restaurant with drive-in or drive-through facilities	
4. Child care center	
5. Essential service building	For public utilities only
6. Out-patient medical facility	
7. Motor vehicle repair shop	

Section 9.4 Other Uses. Other land uses as stated in the respective section or chapter noted in Table 9.4, may be permitted as follows:

Table 9.4 Other Land Uses.	
Land Use	Regulatory Section of Ordinance
Accessory buildings and uses	Sections 4.6 and 4.7
Outdoor lighting	Section 4.19
Landscaping	Section 4.30
Signs	Chapter 14
Private roads	Section 4.20
Off-street parking and loading	Chapter 15
Essential services	Section 4.13
Nonconforming structures and uses	Chapter 16
Wireless communication facilities	Section 4.26 (towers not exceeding 50 feet)
Temporary building	Section 4.32

Section 9.5 Height, Yard and Area Requirements.

Table 9.5.1 Minimum Lot Area, Lot Width; Minimum Building Setbacks	
Minimum lot area	1 acre
Minimum lot width	200 feet measured at the front lot line

Minimum required building setbacks		
	Front yard	50 feet
	Side yards	Two side yards of at least 10 feet each, but a side yard next to land zoned in the R-R or MDR Districts shall be at least 20 feet wide
	Rear yard	50 feet

Table 9.5.2 Building Height Requirement; Minimum Building Floor Area

Maximum building height	35 feet
Minimum building floor area	None required

Section 9.6 Other Regulations. Other regulations as to certain land uses may apply, as stated in the respective section or chapter noted in Table 9.6, as follows:

Table 9.6 Other Regulations

Land Use	Regulatory Provision in Ordinance
1. Existing parcels of land	Section 4.3
2. Height exceptions	Section 4.9
3. Inoperable motor vehicles	Section 4.21
4. Trash and junk	Section 4.22
5. Corner lots	Section 4.10
6. Fences and walls	Section 4.25
7. Lot depth to width ratio	Section 4.15