

CHAPTER 11

C-2 GENERAL COMMERCIAL DISTRICT

SECTION 11.01 INTENT

This District is intended to provide a wide range of goods and services to residents of Pentwater as well as surrounding areas. These uses will generally be more intensive and less compatible with residential uses. These uses will have appropriate signs, adequate lighting levels, attractive landscaping, and convenient parking areas. Special attention will be given to the location of access points and other traffic and pedestrian conditions to ensure that such businesses are operated in a safe and efficient manner. Where possible, access points, parking areas, and other common features will be combined to serve more than one business.

SECTION 11.02 PERMITTED USES

Land and/or buildings in the C-2 District may be used for the following purposes by right:

- A. Office buildings for any of the following occupations:
 - 1. Executive, governmental, administrative, professional, designers, accounting, drafting, and other similar professional activities.
 - 2. Medical, optical, dental, and veterinary services.
- B. Banks, credit unions, savings and loan associations, and other similar uses, including those with drive-through facilities.
- C. Personal service establishments conducting services on the premises such as barber, beauty shops, **Village Only - massage establishments with a certified therapist** (Amended 5-29-03 - Village; 8-28-03 Township), shoe repair, tailoring and dry cleaning, fitness centers, travel agencies, and other similar uses.
- D. Restaurants, excluding those with drive-through facilities.
- E. Coin operated laundries.
- F. Retail businesses of less than ten thousand (10,000) square feet gross floor area conducting business entirely within an enclosed building.
- G. Commercial schools.
- H. Parks, community buildings, and recreational facilities operated by a public, institutional, or private/nonprofit organization.
- I. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- J. Accessory buildings, structures, and uses for Permitted and Special Land Uses, as regulated by Section 3.08.

SECTION 11.03 SPECIAL LAND USES

Land and/or buildings in the C-2 District may be used for the following purposes when approved by the Planning Commission in accordance with the requirements of Chapter 15:

- A. Open air businesses, including building materials, supplies, and similar uses.
- B. Restaurants, including drive through facilities.
- C. Indoor theaters and commercial recreation centers, such as bowling alleys, skating rinks, and other similar uses.

- D. Automobile service and repair facilities.
- E. Hotels and motels.
- F. Vehicle wash establishments.
- G. Kennels.
- H. Retail businesses of ten thousand (10,000) square feet gross floor area or greater conducting business entirely within an enclosed building.
- I. Churches and schools.
- J. Lodges and private clubs.
- K. Commercial storage warehouses.

SECTION 11.04 SITE DEVELOPMENT REQUIREMENTS

All Permitted Uses and Special Land Uses are subject to the following Site Development Requirements:

- A. Site Plan Review is required in accordance with Chapter 16.
- B. Parking is required in accordance with Chapter 17. No parking shall be permitted in the required front yard.
- C. Signs are permitted in accordance with the requirements of Chapter 17.
- D. Setbacks, height, area, and lot dimensions are required as noted below unless greater setbacks are required in this Ordinance.

C-2 DISTRICT REGULATIONS	
Minimum lot area	20,000 square feet
Minimum lot width	100 feet
Maximum height	35 feet (see Section 2.03, Building Height)
Front yard setback	25 feet
Side yard setback	10 feet
Rear yard setback	25 feet
Maximum lot coverage	40%