

## CHAPTER 12

### C-3 CENTRAL BUSINESS DISTRICT

#### SECTION 12.01 INTENT

This District is intended to provide a wide range of goods and services to residents of Pentwater as well as surrounding areas in a downtown setting. This District is characterized by a compact shopping area with on-street, municipal, and private parking areas. Emphasis is placed on pedestrian safety, convenient access, and ease of vehicular circulation.

#### SECTION 12.02 PERMITTED USES

Land and/or buildings in the C-3 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 and service activities.
  - 2. Medical, optical, dental, and veterinary services.
- B. Banks, credit unions, savings and loan associations, and other similar uses, excluding 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. Indoor theaters and commercial recreation centers, such as bowling alleys, skating rinks, and other similar uses.
- E. Restaurants, excluding those with drive-through facilities.
- F. Coin operated laundries.
- G. Commercial day care.
- H. Parks, community buildings, and recreational facilities operated by a public, institutional, or private/nonprofit organization.
- I. Retail businesses of less than ten thousand (10,000) square feet gross floor area conducting business entirely within an enclosed building.
- J. Accessory buildings, structures, and uses for Permitted and Special Land Uses, as regulated by Section 3.08.

#### SECTION 12.03 SPECIAL LAND USES

Land and/or buildings in the C-3 District may be used for the following purposes when approved by the Planning Commission in accordance with the requirements of Chapter 15:

- A. Hotels and motels, including accessory uses, such as restaurants, gift shops, meeting rooms, and banquet facilities.
- B. Banks, credit unions, savings and loan associations, and other similar uses with drive-through facilities.
- C. Retail businesses of ten thousand (10,000) square feet gross floor area or greater conducting business entirely within an enclosed building.
- D. Automobile service and repair facilities.

- E. Parking lots, public or private.
- F. Residential dwellings accessory to commercial or office uses.
- G. Churches and schools.
- H. Lodges and private clubs.

**SECTION 12.04 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.
- 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.  
(Amended 11-13-00 - Village; 12-27-00 Township)

<b>C-3 DISTRICT REGULATIONS</b>	
Minimum lot area	None required
Minimum lot width	
Maximum height	40 feet (See Section 2.03, Building Height)
Front yard setback	None required
Side yard setback	Against Residential District shall be 5 feet
Rear yard setback	Against Residential District shall be 15 feet
Maximum lot coverage	None required