

153.019 COMMERCIAL DISTRICT (USES AND DIMENSION REGULATIONS).

The following uses and regulations shall apply in the Commercial District.

(A) *Permitted uses.* Any structure used for the sale of food or goods at retail or for the sale or provisions of services as follows:

- (1) Any use as permitted in B-Residential Districts;
- (2) Antique shop;
- (3) Automobile sales, repair and rental establishment;
- (4) Automobile washing establishment;
- (5) Bakery goods store;
- (6) Bank;
- (7) Bar or tavern;
- (8) Barber shop or beauty parlor;
- (9) Boat sales, repair or storage;
- (10) Bowling lanes;
- (11) Cabin colonies;
- (12) Candy or confectionery store;
- (13) Delicatessen and meat market;
- (14) Dressmaking, millinery or clothing store;
- (15) Drugstore;
- (16) Dry cleaning or laundry establishment;
- (17) Dry goods or notions store;
- (18) Farm products stand;
- (19) Farm machine sales, service and repair establishment;
- (20) Fish bait, tackle or sporting goods store;
- (21) Furniture and carpeting store;

Big Rapids Charter Township - Land Usage

- (22) Funeral home or undertaking establishment;
- (23) Gasoline filling station and garage;
- (24) Gift shop;
- (25) Golf course and similar recreational facilities;
- (26) Grocery, fruit or vegetable store;
- (27) Hardware and paint store;
- (28) Hotel or motel;
- (29) Insurance agency;
- (30) Jewelry or clock and watch store;
- (31) Leather goods or luggage store;
- (32) Lock and gunsmith shop;
- (33) Parking area;
- (34) Photographic supply store and studio;
- (35) Radio and TV sales and service or musical instrument store;
- (36) Real estate agency;
- (37) Restaurant (including drive-in);
- (38) Shoe store or shoe repair shop;
- (39) Theater (excluding drive-in);
- (40) Upholstery shop; and
- (41) Other unlisted commercial non-industrial type establishments consistent with the character of the above by permit from the Zoning Administrator.

(B) *Permitted accessory uses by special permit as provided under 153.130.* Any accessory use, which is clearly incidental to the permitted uses including the manufacture, compounding, processing or treatment of products and clearly incidental to any service offered, and provided there is not therewith the operation of any activity or display of goods in such a manner as to be obnoxious by reason of odors, dust, smoke, light, noise or vibration, as determined by present standards or by the Board of Appeals upon complaint of the Zoning Administrator.

(C) *Minimum lot size.*

- (1) The land area shall be three times the area of the structure to be built thereon; and
- (2) In platted areas lot size to be established by the Board of Appeals.

(D) *Minimum street frontage.* Sixty-five feet.

(E) *Minimum yard depths.*

- (1) Unplatted areas.
 - (a) *Front.* Fifty feet from the right-of-way line;
 - (b) *Side.* Ten feet from side lot line; and
 - (c) *Rear.* Ten feet from rear lot line.
- (2) In platted areas yard depths to be established by the Board of Appeals.

(F) *Dimensions for residential use.* Residential uses in Commercial District shall conform to the dimension regulations for B-Residential Districts as provided in 153.017(C) through (G).

(G) *Adult businesses.*

- (1) *Definition.* **ADULT BUSINESS** as used in this chapter, shall mean any of the following:
 - (a) Adult book store or adult video store;
 - (b) Adult cabaret;
 - (c) Adult mini motion picture theater;
 - (d) Adult motel;
 - (e) Adult motion picture theater;
 - (f) Adult smoking or paraphernalia store;
 - (g) Billiard/pool hall;
 - (h) Escort agency;
 - (i) Massage parlor;
 - (j) Pawnshop; or
 - (k) Tattoo parlor.

Big Rapids Charter Township - Land Usage

(2) *Establishment of an adult business.* Means and includes any of the following:

- (a) The opening or commencement of any adult business as a new business;
- (b) The conversion of an existing business to any adult business;
- (c) The addition of any adult business to any other existing business; or
- (d) The relocation of any adult business.

(3) *Purpose.* Some uses, including adult businesses, are recognized as having a deleterious effect upon adjacent areas, causing blight, a negative effect upon other businesses, occupants and property values, and a disruption in neighborhood development, especially when these uses are concentrated in a confined area. Therefore, it is considered necessary and in the best interest of the orderly and better development of the community, to prohibit the overcrowding of such uses into a particular location, to buffer residential neighborhoods from these uses, and to prohibit any offensive signs or advertising.

(4) *Standards.*

- (a) Adult businesses shall only locate in Commercial Districts (C-1).
- (b) No two adult businesses shall be permitted within 500 feet of each other.
- (c) No adult business shall be permitted within 500 feet of any (township or neighboring jurisdiction) residentially zoned district, developed school property, government facility, church, or place of worship.
- (d) No adult businesses may have any sign outdoors, or visible from the outdoors, that depicts any Aspecified anatomical areas or Aspecified sexual activities by the use of photographs, silhouettes, drawings or other forms of pictorial representations.
- (e) No product for sale or gift, nor any picture or other representation of any product for sale or gift, shall be displayed at any adult business so that it is visible by a person with normal visual acuity from the nearest adjoining roadway or adjoining property.
(Ord. 2, passed 8-12-1971; Ord. 2.04, passed 1-8-1974; Ord. 3, passed 8-8-1974; Ord. 3.25, passed 9-1-1999)