

## **DIVISION 8. C-1, LOCAL BUSINESS DISTRICT**

### **Sec. 32-312. Statement of purpose.**

The C-1 local business district is intended for retail business and service uses which are needed to serve the nearby residential areas. The intent of this district is also to encourage the concentration of local business areas in locations proposed in the land use plan to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations and discourage marginal strip, business development along major streets.

(Code 1992, § 19-331; Ord. No. 101, § 13.01, 3-23-1971)

### **Sec. 32-313. Permitted principal uses.**

The following uses are permitted in a C-1 district:

- (1) Shops for the sale of baked goods, beverages, including liquor outlets, books, confection, drugs, flowers, foodstuffs, including meats, gifts, hardware, hobby equipment, jewelry, notions, paint, periodicals, sundry small household articles and tobacco.
- (2) Personal service establishments performing services on the premises, such as barber and beauty shops, watch and shoe repair, tailor shops, locksmith and similar establishments.
- (3) Laundry or dry cleaning customer outlets, coin-operated laundromat, self-serve dry cleaning center and the like. Dry cleaning or laundry plants serving more than one customer service outlet shall be prohibited.
- (4) Professional offices of doctors, lawyers, dentists, chiropractors and similar professions.
- (5) A veterinarian clinic for small animals, such as dogs, cats, birds and the like, provided that any treatment room, cage, pen or kennel facility is located within a completely enclosed, soundproof building and that such clinic is operated in such a way as to produce no objectionable odors outside its walls.
- (6) Accessory buildings and uses customarily incidental to the above permitted principal uses.
- (7) All retail business and service establishments permitted in a C-1 district shall be subject to the following conditions:
  - a. The outdoor storage of goods or materials in the C-1 District shall be prohibited.
  - b. Warehousing or indoor storage of goods or material in quantities greater than normally incidental to the above permitted uses shall be prohibited.
- (8) Signs in accordance with section 32-688.

(Code 1992, § 19-332; Ord. No. A38, § 4, 5-27-1987; Ord. No. 156-A-130, § 1, 1-16-2008)

**Sec. 32-314. Permitted uses after special approval.**

The following uses shall be permitted in the C-1 district subject to the conditions hereinafter specified and subject to requirements of section 32-35 and section 32-586:

- (1) Eating and drinking establishments. Drive-in establishments as defined, provided that a setback of at least 60 feet from the right-of-way line of any existing or proposed road or street is maintained, that all ingress and egress points shall be located at least 60 feet from the intersection of any two public or private roads or streets, that all lighting shall be shielded away from adjacent residentially used or zoned areas, that the portion of the lot used for parking shall be paved with a permanent, durable and dustless surface and graded and drained so as to dispose of all surface water accumulated within the lot, and that a six-foot high completely obscuring decorative masonry wall is provided between the drive-in establishment lot and adjacent (across an alley) or abutting residentially zoned property.
- (2) Churches, in accordance with section 32-589.
- (3) Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations but without storage yards.
- (4) Private service clubs, fraternal organizations and lodge halls subject to the following:
  - a. The minimum lot area shall be one acre.
  - b. The site shall have at least one property line abutting a major thoroughfare.
  - c. All vehicular ingress and egress to the site shall be directly from a major thoroughfare.
- (5) Automobile service stations as provided in section 32-585.
- (6) Semipublic and private recreational facilities operated for profit, including but not limited to tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, golf driving ranges, children's amusement parks, or racetracks.
- (7) Preschools, nursery schools, day nurseries, child care centers and day care centers including Montessori schools, operated for a profit or nonprofit, provided the following conditions are met:
  - a. The primary means of ingress and egress shall be from an existing paved county primary road having a right-of-way of 120 feet as described on the Road Commission for Oakland County Master Right-of-Way Plan for County Roads.
  - b. Centers shall be located on a site not less than three acres in size and having a minimum lot width not less than 165 feet.
  - c. Only one principal building shall be permitted on site. The center may be a freestanding facility or operated as an employment-based on-site day care center or public school-based center. A freestanding facility shall be

designed in character to its surroundings and be constructed of materials that are native or traditional to the area such as, but not necessarily limited to brick, wood, and stone.

- d. Any freestanding building shall be located not less than 75 feet from any abutting residential district.
  - e. The center shall not exceed a licensed capacity of 150 children. At least 75 square feet of outdoor play area shall be provided for each child, based upon such licensed capacity; however, in no instance shall less than 1,200 square feet of outdoor play area be provided.
  - f. The outdoor play area shall not be located closer than 50 feet to any adjoining property line and within said yard space there shall be provided a greenbelt planted in accordance with the requirements of section 32-587.
  - g. The outdoor play area shall be enclosed by a continuous fence not less than four feet, or greater than six feet, in height.
  - h. The front yard shall remain as open space unobstructed from the ground upward and shall not be used for off-street parking or outdoor play area, except that landscaping, plant materials, sidewalk, boarding areas and vehicular access drives are permitted.
  - i. Where a parking lot is provided in connection with a freestanding facility, a greenbelt planted in accordance with section 32-587 shall be provided along all sides of the parking area except for entrance and exit driveways.
  - j. Safe and adequate space for the boarding and off-boarding of children from vehicles shall be provided on site without hazard to pedestrians and traffic. Such space shall be the equivalent area of one off-street parking space for each 25 children based upon the center's licensed capacity. Such boarding space must occur on the property without any interference or use of any part of a public road right-of-way or access easement.
  - k. Hours of operation shall be restricted to ensure compatibility with surrounding development. In no instance shall a facility operate in excess of 16 consecutive hours within any single 24-hour period.
  - l. Off-street parking shall be provided for freestanding facilities in the ratio of one off-street parking space for each employee during the largest working shift plus one off-street parking space for each ten children based upon the center's licensed capacity.
- (8) Commercial landscaping businesses, lawn maintenance services, and retail sale of trees, shrubs, flowers or lawn/patio furniture, including (notwithstanding prohibition of outdoor storage in C-1 districts at section 32-313) outdoor sales and storage space.

(Code 1992, § 19-333; Ord. No. 101A-60, § II, 7-17-1991; Ord. No. 101-A-64, § 4, 9-15-1993; Ord. No. 156-A75, § 1, 5-21-1997; Ord. No. 156-A-114, § 2, 9-21-2005)

### **Sec. 32-315. Site plan review.**

For all uses permitted in a C-1 district, there must be site plan review as required under section 32-586.

(Code 1992, § 19-334; Ord. No. 101, § 13.04, 3-23-1971)

**Sec. 32-316. Area, height, bulk, placement requirements.**

The area, height, bulk and placement regulations in the C-1 district shall be in accordance with the schedule of regulations, division 15 of this article.

(Code 1992, § 19-335; Ord. No. 101, § 13.05, 3-23-1971)

Secs. 32-317--32-335. Reserved.