

ARTICLE X - GB GENERAL BUSINESS DISTRICTS
PREAMBLE
AS AMENDED AND APPROVED AT CITY COUNCIL
APRIL 21ST, 2015
ZONING ORDINANCE AMENDMENT 2015-02

The GB, General Business Districts are designed to provide for all the same uses allowed in the CBD, Central Business District, along with a variety of other more diverse businesses often located to serve passerby traffic.

SEC. 1000. PRINCIPAL USES PERMITTED:

In a general business district, no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses unless otherwise provided in this Ordinance:

1. Any use permitted and as regulated in the CBD district as principal uses permitted and uses subject to special conditions.
2. New automobile sales or showroom and any accessory parking or outdoor sales are subject to the conditions under Section 1001, Subsection 1.
3. Bus passenger stations.
4. Mortuary establishments.
5. Private clubs or lodge halls.
6. Governmental offices or other governmental uses; public utility offices, exchanges, transformer stations, pump stations and service yards, but not including outdoor storage.
7. Clinics (medical, dental and veterinary).
8. Retail cold storage establishments.
9. Laundry and dry cleaning establishments.
10. Indoor recreation centers such as bowling alleys, skating rinks, billiard parlors, establishments for the operation of coin-operated amusement devices, or dance halls when conducted within a completely enclosed building.

11. Open-air business uses such as, but not limited to, retail sales of live plant materials not grown on the site; lawn furniture; playground equipment; and other home garden supplies.
12. Storage of materials or goods to be sold at retail, provided such storage is within a building or is enclosed so as not to be visible to the public from any abutting nonindustrial district or public street.
13. Offices and showrooms of plumbers, electricians, decorators or similar trades, in connection with which not more than twenty-five percent (25%) of the floor area of the building or part of the building occupied by such establishment is used for making, assembling, remodeling, repairing, altering, finishing or refinishing its products or merchandise, and provided that the ground floor premises facing upon and visible from any abutting street shall be used only for entrances, offices or display. All storage of materials on any land shall be within the confines of the building or part thereof occupied by such establishment.
14. Newspaper printing plants.
15. Other uses which are similar to the above uses.
16. Accessory structures and uses customarily incident to the above permitted uses provided such structures and uses are located on the same zoning lot as a permitted use.

SEC. 1001. USES SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted after a public hearing held in accordance with Section 1805 by the Planning Commission, if the Commission upon review of the plans, finds that the plans meet the conditions herein required, together with such other conditions as may be imposed to carry out the purposes of this Ordinance, subject to the conditions hereinafter imposed for each use.

1. Outdoor sales space for exclusive sale of boats, automobiles or house trailers, subject to the following:
 - a. Ingress and egress to the outdoor sales area shall be at least sixty feet (60') from the intersection of any two (2) streets.
 - b. The lot or area shall be provided with durable and dustless surface and shall be graded and drained so as to dispose of all surface water accumulated with the area.

- c. No major repair or major refinishing shall be done on the lot; however, auto repair garages may be permitted, subject to the following:
 1. In no case shall the building be located closer than forty feet (40') to residentially zoned land.
 2. Outdoor storage of wrecked automobiles or junk shall be prohibited.
2. Business in the character of a drive-in, subject to the following:
 - a. A setback of at least sixty feet (60') from the street right-of-way line of any existing or future land use plan street must be maintained.
 - b. Ingress and egress points shall be located at least sixty feet (60') from the intersection of any two (2) streets.
3. Commercially used outdoor recreational space for children's amusement parks, miniature golf courses, subject to the following:
 - a. Children's amusement parks must be fenced on all sides with a four foot (4') wall or fence.
 - b. Adequate parking shall be provided off the road right-of-way and shall be fenced with a four foot (4') six inch (6") wall or fence where adjacent to the use.
4. Gasoline service station, subject to the following:
 - a. One hundred feet (100') of street frontage on the lot proposed for the gasoline service station shall be provided on the principal street serving the station. The lot shall contain not less than ten thousand (10,000) square feet of lot area.
 - b. All buildings shall be set back not less than forty feet (40') from all street right-of-way lines. Canopies over pump islands may be set back not less than twenty feet (20') from street right-of-way lines.
 - c. Gasoline pumps, air and water hose stands and other appurtenances shall be set back not less than fifteen feet (15') from all street right-of-way lines.
 - d. Driveway widths entering the filling station shall have a maximum width of thirty-five feet (35'). Curb openings for such driveways shall not exceed fifty feet (50') in length.

- e. Curb cuts shall be no closer than ten feet (10') to any adjoining property and shall be no closer than twenty-five feet (25') to any corner of two (2) intersecting street right-of-way lines. Any two (2) driveways shall be separated by an island at least twenty feet (20') long.
 - f. The angle of intersection of any driveway shall not be less than sixty degrees (60:) unless acceleration or deceleration lanes are provided.
 - g. Curbs in accord with standard municipal specifications shall be constructed on all streets adjacent to the gasoline service station site.
 - h. Prohibited activities include, but are not limited to, the following: vehicle body repair, painting, tire recapping engine rebuilding, auto dismantling, upholstery work, auto glass work, and such other activities whose external physical effects could adversely extend beyond the property line. The storage of wrecked automobiles on the site shall be obscured from public view. No automobiles or vehicle of any kind shall be stored in the open for a period exceeding one (1) week.
 - i. All restroom doors shall be shielded from adjacent streets and residential districts.
5. Adult Entertainment facilities subject to the provisions of Section 1519.
6. Minor automotive repair businesses such as muffler shops, shock absorber replacement shops, tire stores, undercoating shops and minor engine repair shops, subject to the following conditions:
- a. Access to such use shall be directly to a major or collector street or shall be to a minor street which has direct access to an abutting major or collector street.
 - b. Access to and from such use shall not be cause for traffic to utilize residential streets.
 - c. Outdoor storage of parts or materials shall be prohibited unless such storage is within a fenced and obscured area which meets all setback requirements.
 - d. Vehicles shall not be allowed to be stored outside the building for more than forty-eight (48) hours unless awaiting repair for which a "work order", signed by the owner of the vehicle, is posted in the vehicle so as to be visible from outside the vehicle.
 - e. Areas for off-street parking required for customer use shall not be utilized for the storage of vehicles awaiting repair.

- f. All vehicle servicing or repair, except minor repairs such as, but not limited to, tire changing and headlight changing shall be conducted within a building.
 - g. Suitable containers shall be provided and utilized for the disposal of used parts and such containers shall be screened from public view.
 - h. A six foot (6') obscuring wall shall be provided and maintained on those property lines adjacent to or abutting a residential district.
7. Automobile carwash subject to the following:
- a. All buildings shall have a front yard setback of not less than fifty feet (50').
 - b. All washing facilities shall be within a completely enclosed building.
 - c. Vacuuming and drying areas may be located outside the building but shall not be in the required front yard and shall not be closer than twenty-five feet (25') from any residential district.
 - d. All cars required to wait for access to the facilities shall be provided space off the street right-of-way and parking shall be provided in accordance with SEC. 5.480 and 5.485.
 - e. Ingress and egress points shall be located at least sixty feet (60') from the intersection of any two (2) streets.
 - f. All off-street parking and waiting areas shall be hard surfaced and dust free.
 - g. All lighting shall be shielded and directed away from adjacent residential districts.
 - h. A four foot six inch (4'-6") completely obscuring wall shall be provided where abutting to a residential district.
8. Accessory buildings and uses customarily incident to any of the above permitted uses provided such structures and uses are located on the same zoning lot as a permitted use.

SEC. 1002. REQUIRED CONDITIONS:

See Article XIV, Schedule of Regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use and providing minimum yard setback requirements.

The foregoing is a true and complete copy of the City of Algonac Zoning Ordinance Amendment Number 2015-02 regarding Section X General Business District. This was formally adopted at the April 21, 2015 meeting of the Algonac City Council.

This ordinance will be effective on May 6, 2015.

Cynthia Greenia, Clerk
City of Algonac