

**ARTICLE VIII
COMMERCIAL C and VILLAGE V**

(Effective September 15, 2017)

8.00 COMMERCIAL DISTRICT C

8.01 INTENT

The purpose of the Commercial C District is to provide a location for a diversity of small and moderate scale business types and is situated along a regional arterial roadway, M-72, to serve local passers-by traffic and local needs.

8.02 GENERAL STANDARDS

The following standards will apply to all structures and uses within the Commercial C District as appropriate.

- A. All uses permitted within this zoning district shall conform to the entirety of this ordinance except those land uses which predate the effective date of this ordinance or any portion thereof, or its subsequent amendments.
- B. All applications for new or expanding uses will be reviewed by the Zoning Administrator for compliance with the required components of this Ordinance. Formal Site Plan Review may be conducted by the Planning Commission at the request of the Zoning Administrator or applicant. All reviews shall be conducted in accordance with Article 25.
- C. All applications for Special Uses shall be reviewed by the Zoning Administrator and Planning Commission for compliance with all relevant ordinances prior to the public hearing. All reviews shall be conducted in accordance with Article 25.
- D. LANDSCAPING: All new or expanding uses shall comply with the landscaping requirements of Article 33.
- E. LIGHTING: All new or expanding uses shall comply with the lighting requirements of Article 29.
- F. SIGNS: All new signs shall conform to the standards of Article 30.
- G. OFF-STREET PARKING AND LOADING: All new or expanding uses shall comply with the requirements of Article 34.
- H. USES which include the following shall require a special use permit: any use in a building that exceeds 10,000 square feet, any use that includes drive-through services, any use offering live entertainment or alcoholic beverages.

8.10 PERMITTED USES

Permitted uses include the following:

- A. All uses permitted in Residential District R1, R2.
- B. Restaurants, bakeries, coffee shops, and diners.
- C. Office buildings and uses such as: accountants, legal services, medical, dental, and physical therapy offices.
- D. Financial institutions.

- E. Retail stores and shops; food, drug, variety, dry goods, clothing, music, hardware, equipment, and other similar light retail uses.
- F. Equipment, tool, and event rental establishments.
- G. Personal service establishments which perform services on the premises such as: barber and beauty shops, shoe repairs, business services, printing, publishing, and related trades.
- H. Places of public assembly, religious, civic, and social facilities not operated for profit and facilities customarily incidental thereto.
- I. Licensed daycare facilities.
- J. Assisted living, extended care, and licensed group homes facilities.
- K. Essential service, including public utility buildings with outside storage.

8.11 USES PERMITTED BY SPECIAL USE PERMIT

The following additional uses may be permitted subject to review and approval of the Planning Commission in accordance with procedures of Article 25. Any use including the following shall require a Special Use Permit:

- A. Any permitted use located in a building that exceeds 10,000 square feet, includes drive-through services, offers live entertainment or serves alcoholic beverages.
- B. Retail sales and/or rental of automobiles, watercraft, farming equipment, or recreational equipment including servicing, repair, and/or storing vehicles.
- C. Fuel and oil service stations.
- D. Hotels and motels.
- E. Dwelling units which are part of a commercial unit, such as second story “flats” or apartment units.
- F. Multi-family dwellings.
- G. Laundry and dry cleaning establishments.
- H. Indoor and outdoor recreational facilities (e.g. miniature golf or athletic clubs).
- I. Production, processing, assembly, manufacturing or packaging of goods or materials. Such facilities may include testing, repair, storage, distribution, and sale of such products.
- J. Schools licensed or chartered by the State of Michigan and private educational institutions.
- K. Funeral homes.
- L. Veterinary clinics, veterinary hospitals, and related kennel facilities.
- M. Carpentry, plumbing, contracting, and other skilled trades.
- N. Rental storage building, with the following conditions included in the rental contracts and posted on the premises: Excluding storage of flammable liquids or gases, explosives or toxic materials.
- O. Places of public assembly, event venues, and social facilities operated for profit.
- P. Sexually oriented businesses.
- Q. Billboards subject to the standards of Article 9.13.
- R. Any other use of a retail commercial nature designed primarily to serve the residents of the area and the traveling public.

8.12 BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS:

All structures, lots and structure setbacks from property lines shall comply with the regulations established in Article XII of this Ordinance.

8.13 SUPPLEMENTARY STANDARDS: Reserved for future use.

8.50 VILLAGE DISTRICT V

8.51 INTENT

The purpose of the Village District is to maintain and enhance the traditional character of the village of Williamsburg, while allowing it to develop in a manner that follows the historic pattern of rural villages in the Grand Traverse Region.

8.52 GENERAL STANDARDS

The following standards apply to all properties in the Village District V:

- A.** All uses permitted within this zoning district shall conform to the entirety of this ordinance except those land uses which predate the effective date of this ordinance or any portion thereof, or its subsequent amendments.
- B.** All applications for new or expanding uses will be reviewed by the Zoning Administrator for compliance with the required components of this Ordinance. Formal Site Plan Review may be conducted by the Planning Commission at the request of the Zoning Administrator or applicant. All reviews shall be conducted in accordance with Article 25.
- C.** All applications for Special Uses shall be reviewed by the Zoning Administrator and Planning Commission for compliance with all relevant ordinances prior to the public hearing. All reviews shall be conducted in accordance with Article 25.
- D.** No lot or structure in existence on the effective date of Section 8.62 (October 5, 1998) shall be deemed to be a non-conforming lot or structure because of non-compliance with this Section or with any of the requirements in Section 12.11.
- E. LANDSCAPING:** All new or expanding uses shall comply with the landscaping standards of Article 33.
- F. LIGHTING:** All new or expanding uses shall comply with the lighting standards of Article 29.
- G. SIGNS:** All new signs shall conform to the standards of Article 30.
- H. OFF-STREET PARKING AND LOADING:** All new or expanding uses shall comply with the standards of Article 34 and 8.63A.
- I. USES** which include the following shall require a special use permit: any use in a building which exceeds 5,000 square feet, any use which includes drive-through services, any use offering live entertainment or alcoholic beverages.

8.60 PERMITTED USES

Permitted uses shall include the following:

- A.** All uses allowed in the R1, R2, R3, and C Districts in buildings not exceeding 5,000 square feet.
- B.** Apartments and offices located above commercial uses in mixed-use buildings.

8.61 SPECIAL USE

Uses allowed by Special Use Permit shall include the following:

- A. PERMITTED USES allowed in the R1, R2, R3, and C districts in buildings that exceed 5,000 square feet.
- B. Light manufacturing.
- C. All SPECIAL USES allowed in the R1, R2, R3, and C districts.

8.62 BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS:

- A. All structures, lots and structure setbacks from property lines shall comply with the regulations established in Article XII of this Ordinance.
- B. Minimum lot dimensions shall be as follows:
 - 1. With common sewage disposal **or** water supply: minimum of 20,000 square feet lot area, 80 feet lot width.
 - 2. With common sewage disposal **and** water supply: minimum of 8,000 square feet lot area, 50 feet lot width.
 - 3. Without common water supply **or** sewage disposal: 40,000 square feet lot area, 100 feet lot width.
 - 4. Minimum width to maximum depth ratio shall be **1:4**.
- C. Minimum setbacks shall be as follows, except that they may be modified by the Planning Commission by site plan review.
 - 1. Side yard: 10 feet
 - 2. Rear yard: 15 feet
 - 3. Front Yard: There shall be no minimum front yard setbacks. New buildings shall be constructed so that their front facades are in one of the following locations:
 - a. The same distance from the road as any adjacent principal building (on the same side of the road) within 100 feet, or
 - b. The average distance from the road of both adjacent principal buildings (on the same side of the road) if within 100 feet, or
 - c. If no principal buildings are within 100 feet on the same side of the road, the front setback shall be 15 or more feet from the front lot line or such other distance as the Planning Commission may approve by site plan review.

8.63 SUPPLEMENTARY STANDARDS:

The purpose of these design standards is to enable a variety of different uses to coexist harmoniously and allow compatible infill development while enhancing the historical fabric of the village.

A. Parking and Loading

- 1. The Planning Commission shall reduce the off-street parking and loading requirements of Article 34 if the applicant can demonstrate that full compliance is unnecessary because of characteristics of the proposed use, the availability of shared or public parking, or other circumstances.
- 2. Rear parking lots shall be connected to adjoining parking lots and side streets or alleys.