

CHAPTER XI
"C-1" - COMMERCIAL ZONE

(Ord. No 89-11; 9/5/89)
(Ord. No. 91-2; 2/28/91)
(Ord. No. 95-2; 4/6/95)
(Ord. No. 95-9; 11/2/95)
(Ord. 96-03; 5/2/96)
(Ord. No. 97-3; 6/20/97)

(Ord. No. 04-03; 5/7/04)
(Ord. No 06-01; 2/26/06)
(Ord. No. 09-01; 3/31/09)
(Ord. No. 20-01; 10/19/20)
(Ord. No. 23-08; 12/18/23)

SECTION 11.01 DESCRIPTION AND PURPOSE

This District is established with the intention of designating certain portions of the Township for neighborhood convenience shopping, including retail businesses or service establishments which meet the needs of a neighborhood or the surrounding area.

SECTION 11.02 PERMITTED USES

1. Land and/or buildings in this district may be used for the following uses only:
 - (a) Retail shops and stores, including but not limited to supermarkets, bakeries, drug stores, hardware stores, appliance and furniture stores, clothing shops, and similar uses.
 - (b) Personal service establishments such as barber shops, beauty salons, shoe repair, photographic studios, dry cleaning, self service laundry facilities, and similar establishments.
 - (c) Professional offices of doctors, dentists, lawyers, architects, planners, engineers, and other similar professions.
 - (d) Vehicle service stations and gas stations not performing major repair work per Section 2.14 and Section 2.25(f).
 - (e) Health and physical fitness establishments.
 - (f) Eating and drinking establishments which may include an outdoor eating and drinking area. Outdoor eating or drinking areas are prohibited from serving alcohol. Establishments with the character of a drive-in or drive-up window are prohibited. (Ord. 97-3; 6/20/97)
 - (g) Short-term open air businesses in accordance with Alpine Charter Township Ordinance 90-1.

- (h) Financial institutions without drive-up windows.
- (i) The repair of products sold by a permitted use in this district provided it does not constitute the principal use and all such work is performed inside.
- (j) Similar uses to the above as determined by the Zoning Administrator.
- (k) Customary accessory buildings and uses.
- (l) Governmental offices, service buildings, including but not limited to police, fire, and library and recreation facilities. Service buildings such as maintenance garages or public works buildings are prohibited. (Ord. No. 95-9; 11/2/95)
- (m) Antennas and towers not exceeding 35 feet in height subject to Section 2.42 herein.(Ord. No. 96-03; 5/2/96)
- (n) Any On-Site Use Wind Energy System, including Structure-Mounted Wind Energy Systems, which is 65 feet or less in total height subject to Section 2.46 herein. (Ord. No. 09-01; 3/31/09)

SECTION 11.03 SPECIAL USES

The following uses may be permitted as a special land use when approval is obtained from the Planning Commission. Such uses are subject to the provisions of Chapter XXI herein.

- (a) Financial institutions with drive-up window(s).
- (b) Day care centers which care for more than six (6) persons.
- (c) Non-profit institutions for the treatment of the mentally, physically, or emotionally impaired or similar rehabilitative uses.
- (d) Essential public services as per Section 2.10 herein.
- (e) Housing for seniors or retired persons per Chapter XXI herein.
- (f) Antennas and towers exceeding a height of 35 feet as regulated by Section 21.07.(Ord. No. 96-03; 5/2/96)
- (g) Eating and drinking establishments with an outdoor eating or drinking area which serves alcohol. Such outdoor use shall comply with the regulations of applicable State of Michigan and Kent County agencies. (Ord. 97-3; 6/20/97)

- (h) Any Wind Energy System, including Structure-Mounted Wind Energy Systems, which is greater than 65 feet in total height and Anemometer (MET) Towers subject to Section 21.09 herein. (Ord. No. 09-01; 3/31/09)

SECTION 11.04 DISTRICT REGULATIONS

(a) GENERAL

- (1) All business, service, or processing shall be conducted wholly within a completely enclosed building, except for automobile parking and/or off-street loading and limited outdoor display of merchandise.
- (2) All goods produced on the premises whether primary or incidental, shall be sold at retail and only on the premises where produced.

- (b) **FRONT YARD** - All principal and accessory buildings constructed within this district shall have a setback from the street right-of-way of not less than fifty (50) feet except if located on M-37 where the front setback shall be seventy-five (75) feet. Where any existing adjacent commercial structures are closer than fifty (50) feet to the right-of-way or seventy-five (75) feet if on M-37, a setback equal to the average of all commercial buildings within four hundred (400) feet on each side of the proposed building or between adjacent side streets, whichever is the lesser, will be allowed. In no case shall a front yard of less than thirty-five (35) feet (fifty (50) feet on M-37) be permitted.

For a corner lot, through lot, or triple frontage lot, the setback along the principal street shall be the same as required for an interior lot while the setback along the secondary street and tertiary street shall be a minimum of thirty-five (35) feet. The Zoning Administrator shall determine which is the principal street and which is the secondary street. Generally, the principal street will have a greater volume of traffic than the secondary street. (Ord. No. 23-08; 12/18/23)

- (c) **SIDE YARD** - There shall be a side yard setback of at least fifteen (15) feet on each side of all buildings. Where a "C-1" Commercial Zone abuts a residential zone a side yard of at least twenty-five (25) feet must be maintained. (Ord. 20-01; 10/19/20)
- (d) **REAR YARD** - A rear yard of at least twenty-five (25) feet shall be required; except where a commercial zone abuts a residential zone, the setback shall be at least fifty (50) feet.

- (e) LOT WIDTH - Each lot or parcel shall have a minimum width of one hundred twenty-five (125) feet.
- (f) GREENBELT - A greenbelt, as determined by the Alpine Township Landscape Guidelines, shall be erected and maintained on the side and rear of any commercial premises where the same abuts a residential or rural agricultural zone, and such greenbelts shall also be required where commercial premises and uses abut existing nonconforming residential uses. (Ord. No. 89-11; 9/5/89)
- (g) SIDEWALKS and WALKWAYS shall be installed consistent with Section 2.45. (Ord. 04-03; 5/7/04)
- (h) STRUCTURE FAÇADE: Structure facades shall be designed consistent with Section 2.44. (Ord. 04-03; 5/7/04)
- (i) FLAG POLES - No more than one flag pole per lot or parcel may be installed and such flag pole shall not be more than 35 feet above the average grade even if installed upon a building. The flag pole shall be setback at least 20 feet from all lot lines. (Ord. No. 95-2; 4/6/95)

SECTION 11.05 OFF-STREET PARKING

Off-street parking facilities shall be provided in accordance with Chapter XIX herein.

SECTION 11.06 HEIGHT REGULATIONS

No building shall exceed thirty (30) feet or two stories in height, whichever is lesser.

SECTION 11.07 SITE PLAN REVIEW

A site plan shall be required for all uses permitted in this zoning district according to the requirements of Chapter XVIII herein.