

**ARTICLE XIII**

**C-2 GENERAL COMMERCIAL DISTRICT**

**PURPOSE**

To serve the commercial needs of the general community, and to provide for, the planned concentration of more intensive uses that, because of their nature or larger volume of vehicular traffic generated, would be inappropriate in the C-1, Neighborhood Shopping District.

**SEC. 13.1 PRINCIPAL PERMITTED USES**

No building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance.

1. Any use permitted as a principal permitted use in an OS, Office Service District or C-1, Neighborhood Shopping District, unless otherwise indicated in this Article.
2. Retail establishments, whose principal activity is the sale of merchandise in an enclosed building.
3. Service or retail establishments, including those that require a workshop or showroom.
4. Restaurants, cafes, and similar establishments serving food and/or alcoholic beverages.
5. Drug stores and pharmacies, dairy stores and similar establishments.
6. Private clubs and lodges.
7. Bus stations.
8. Commercial parking garages.
9. Trade schools.
10. Banks and financial institutions.
11. Accessory structures and uses customarily incidental to the above permitted uses, subject to the standards of this Article, including restrictions on accessory warehousing and storage as specified in Section 13.3, Development Requirements.

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**PURPOSE**

**SEC. 13.1**

**PRINCIPAL PERMITTED USES**

**SEC. 13.2 SPECIAL LAND USES**

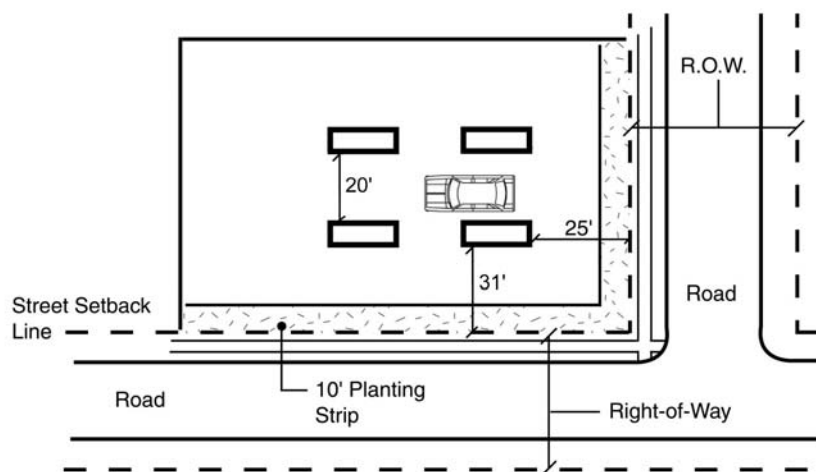
The following uses shall be considered special land uses in this district and shall be permitted only after review and approval by the Planning Commission in accordance with the procedure and standards as found in Section 2.7 of this Ordinance and further subject to the requirements listed below:

1. Hotels and motels subject to the following:
  - (a) Each hotel or motel shall provide minimum side yards of not less than twenty-five (25) feet each; minimum rear yard of not less than thirty-five (35) feet; minimum front yard of twenty-five (25) feet except that when parking is provided between the building and a street, the minimum front yard and/or side yard shall be not less than seventy-five (75) feet.
  - (b) When the front yard and/or side yard abuts a street and is used to provide an access road and/or off-street parking, the area shall be screened in compliance with Section 26.12, Areas Requiring Screening and/or Buffering.
  - (c) Each motel or hotel unit shall contain not less than two hundred and fifty (250) square feet of floor area.
  - (d) Kitchen or cooking facilities may be provided in new motels or hotels upon demonstration by the applicant that the provisions of all applicable fire prevention and building codes have been met. No existing motel units shall be converted for use of cooking and/or kitchen facilities unless the applicant can demonstrate compliance with all applicable fire prevention and building codes and obtains a certificate of occupancy for each unit being converted.
  - (e) Where a unit is provided as a residence for the owner or the manager, the following minimum floor area requirements shall be provided: One (1) bedroom unit, 600 square feet; two (2) bedroom unit, 800 square feet; three (3) bedroom unit, 1,000 square feet; four (4) bedroom unit, 1,200 square feet.
2. Sales rooms, rental facilities, and/or sales lots for new and/or used automobiles, recreation vehicles, trucks, mobile homes, trailers and modular homes, subject to the following:
  - (a) Ingress and egress shall be located a minimum of seventy-five (75) feet from the intersection of any two (2) streets.
  - (b) Where a sales lot and/or rental facilities for new and/or used automobiles, recreation vehicles, trucks, mobile homes, trailers and modular homes abuts a street, a planting strip shall be established consistent with the requirements of Article 26, Landscaping, Screening and Land Use Buffers.

- (c) All service and repair facilities shall be contained within an enclosed building except for the storage of repaired and wrecked cars. All areas used to store repaired or wrecked cars, or for any other outdoor storage excluding new or used vehicles held in inventory and not on display in a lot for sale, shall be screened in compliance with Section 26.12, Areas Requiring Screening and/or Buffering.
3. Motorcycle and motorbike sales, services, clubs and rental facilities subject to the following:
- (a) No motorcycle or motorbike rental, sales, service or motorcycle or motorbike clubs shall be permitted on a parcel of land which is located within two hundred (200) feet of a residential district.
  - (b) Motorcycle or motorbike rental, sales, service or clubs may be operated only between the hours of 6 A.M. and 12 midnight.
  - (c) Outdoor storage and/or testing areas shall not be permitted.
  - (d) Where a sales lot and/or outdoor display area abuts a street, a planting strip shall be established in accordance with Article 26. The required shrubbery plantings may be modified at the discretion of the Planning Commission, to break up the areas without circumventing the total view of the product.
  - (e) All outdoor sales or display areas shall be surfaced with asphalt or concrete or other similar dust-proof surface.
4. Outdoor storage areas and open air businesses, not including lumber and coal-yards, junk yards, used auto parts or wrecking establishments, subject to the following:
- (a) Outdoor sales or display areas adjacent or visible to a residential district shall provide additional screening in accordance with Section 26.12, Areas Requiring Screening and/or Buffering.
  - (b) Display and sales areas shall consist of a permanent, durable and dustless surface, and shall be graded and drained to dispose stormwater without a negative impact on adjacent properties.
  - (c) No goods shall be stored or displayed in a manner that conflicts with pedestrian or vehicular circulation. A minimum five (5) foot clear path shall be maintained at all times around the perimeter of buildings for safe pedestrian circulation and compliance with barrier-free standards.
  - (d) Outdoor storage of vehicles, equipment, or materials, other than as specifically permitted by this Section, shall be prohibited.

5. Outdoor cafes and eating areas accessory to a permitted restaurant use, subject to the following:
  - (a) Pedestrian circulation and access to building entrances shall not be impaired. A minimum of six (6) feet of sidewalk leading to the entrance to the establishment shall be maintained free of tables and other encumbrances. Planters, posts with ropes or other enclosures shall be used to define the area occupied by the outdoor café.
  - (b) The outdoor café shall be kept clean, litter-free, and with a well-kept appearance within and immediately adjacent to the area of the tables and chairs. Additional outdoor waste receptacles may be required. Written procedures for cleaning and waste containment and removal responsibilities shall be included with all applications and approved by the Planning Commission. Preparation of food and beverages is prohibited in the outdoor café area.
  - (c) Tables, chairs, planters, waste receptacles, and other elements of street furniture shall be compatible with the architectural character of the adjacent buildings, subject to Planning Commission approval.
6. Bowling alley, tennis courts, pool and billiard hall, roller and ice skating rink, and other general indoor recreation facilities, when the structure housing such facilities is located at least fifty (50) feet from any front, rear, or side yard of any residential lot in an adjacent residential district.
7. Theaters, assembly halls or similar uses within a completely enclosed principal building.
8. Veterinary clinics, animal clinics and animal hospitals subject to the conditions of Section 28.72.
9. An accessory storage garage for commercial vehicles used by a business or other activity when located on the same contiguous site therewith and not occupying more than twenty-five (25) percent of the area of such contiguous site.
10. Automobile commercial garages, subject to the following:
  - (a) All operations of the commercial garage shall be conducted entirely within the building except for the storage of repaired and wrecked cars. All areas used to store repaired or wrecked cars shall be screened in compliance with the requirements of Article 26, Landscaping, Screening and, Land Use Bufferings.
  - (b) All automobile commercial garages that sell gasoline fuel must also comply with the standards applicable to an automobile service station.

11. Gasoline service station, including the sale of convenience goods, subject to the following:
- (a) Gasoline service stations shall provide a front yard and side yards of not less than twenty (20) feet each.
  - (b) Gasoline service stations, including any part of the facade, and other structure or part of any other structures on the same lot, shall not exceed twenty-five (25) feet in height.
  - (c) Open space on the gasoline service station site may be used for parking or maneuvering of vehicles being serviced, waiting to be serviced or serviced vehicles waiting to be picked up. The use of the open space for parking of vehicles for storage, sale or rental or for any other use other than that defined in Section 36.2 of this Ordinance is prohibited.
  - (d) Hoists or other equipment used in servicing of motor vehicles shall be located within an enclosed building.
  - (e) Pump islands shall be setback not less than twenty-five (25) feet from the street setback line of any street to which the pump island is perpendicular and (31) feet from the street setback line of any street to which the pump island is parallel and not less than (31) thirty-one feet from any residential boundary line. A minimum of twenty (20) feet shall be provided between parallel pump islands. The setback areas shall include a minimum ten (10) foot planting strip located along and between the street setback line and the pump islands. No servicing shall be permitted on any vehicle while said vehicle is resting wholly or partly on a sidewalk or on a public street or highway right-of-way.



**Gasoline Pump Island Setbacks**

- (f) On all corner lots, all vehicular entrance to or exits from any curb openings shall be set back a minimum of twenty-five (25) feet from the point of intersection of the curb and the extension of the street setback line. All curb openings, whether on a corner lot or not, shall not exceed thirty-five (35) feet in width at the curb line and thirty (30) feet at the property line. There shall be a minimum of thirty (30) feet measured along the property line between any series of driveways. On corner lots no driveway from a side street shall be less than forty (40) feet from the rear property line as measured along the side street property line. The Planning Commission may modify the location of curb openings upon finding that the curb location will not adversely impact traffic circulation on and adjacent to the site.
- (g) No gasoline service station, commercial garage, auto wash or other establishment where gasoline is stored and sold, which because of their nature unavoidably invite vehicle traffic, depend on standing vehicles while awaiting service and route such traffic across curb lines and sidewalks, shall be located, and no property shall be used as such nearer than one hundred (100) feet in any direction as measured from any point on the property line of any church, school (public, charter, or private, including parochial), police station, fire station or buildings used for public assembly and five hundred (500) feet from any hospital.
- (h) Gasoline service stations shall be located on a plot of ground having frontage of not less than one hundred fifty (150) feet as measured from the street setback line. When the service station is located on a corner lot the minimum frontage of one hundred fifty (150) feet shall apply to frontage on both streets as measured from the street setback line. Each gasoline service station shall, in addition to the minimum frontage requirement, provide a minimum area of not less than fifteen thousand (15,000) square feet. Such station shall be composed of the building housing the office and the facilities for servicing, greasing and/or washing and the pumps for dispensing gasoline. Such facilities shall contain not more than five (5) units (as defined below). Any station designed for more than five (5) units shall provide an additional area of three thousand (3,000) square feet for each additional unit. For the purpose of this section, a unit shall mean (a) a set of pumps or (b) a stall for one (1) vehicle within the building for servicing, greasing or washing.
- (i) All gasoline and other combustible fuels used to propel internal combustion motors shall be stored in compliance with the Fire Prevention Code of the Charter Township of Plymouth.
- (j) Gasoline service stations with an accessory restaurant, including drive through restaurants, or convenience store or automobile car wash shall meet all separate standards specified in this article for these individual uses. Additionally, stacking,

service and circulation lanes and parking for the individual uses shall be designed and laid-out so as to minimize the potential for traffic circulation and vehicle-pedestrian conflicts. Landscaped islands and buffer strips shall be used to separate and screen stacking and service lanes.

12. Automobile wash facilities subject to the following:

- (a) All washing facilities shall be completely within an enclosed-building.
- (b) Vacuuming facilities may be outside the building, but shall not be in the front yard and shall not be closer than twenty-five (25) feet from any residential district. Where such facilities are located in a side or rear yard abutting a street, such use shall be screened consistent with the requirements of Article 26, Landscaping, Screening and Land Use Buffers.
- (c) Driveway entrances into the automobile wash structure shall be from within the lot and no entrance into the building shall be directly from a street or alley. No alley shall be used as a means of serving an automobile wash facility.

Drains shall be provided at all entrances and exits at the street setback line where surface drainage is directed towards the street. Ingress and egress points shall be located a minimum of sixty (60) feet from the point of intersection of the curb and the extension of the street setback line as established in the Thoroughfare Plan when the proposed automobile wash facility is located at the intersection of any two roads. Automobile wash facilities shall not, in general, be located within two hundred (200) feet of an intersection of any two roads when either of the two roads is considered to carry moderate to heavy traffic levels.

- (d) For efficient movement of cars into the wash rack, one or more hard surfaced, striped, stacking lanes, not less than twelve (12) feet wide shall be provided in accordance with the requirements of Article 24, Parking Requirements, Layout, Standards, and Off-street Loading and Unloading. Stacking space for cars required to wait for access to the facilities within the street right-of-way shall be prohibited. Automobile wash establishments shall provide adequate waiting and stacking spaces for each washing stall or lane consistent with the requirements of Article 24, Parking Requirements, Layout, Standards, and Off-street Loading and Unloading.
- (e) The use of steam in the cleaning process shall be permitted when confined within an enclosed building.

13. Public utility transformer stations, substations and gas regulator stations without service or storage yards shall comply with the requirements of Section 26.12, Areas Requiring Screening and/or Buffering, and shall provide a front yard setback of not less than fifty (50) feet irrespective of the yard requirements of the district in which it is located, and two (2) side yards and a rear yard setback of not less than twenty five (25) feet in width.

14. Arcades as defined in Ordinance No. 74 of Plymouth Township Ordinances, and any commercial establishment in which the primary purpose of such establishment is the operation of mechanical or electrical amusement devices, subject to the following:
  - (a) All activities shall be conducted entirely within a building.
  - (b) No such business shall be open for business between the hours of midnight (12:00 a.m.) and 9:00 a.m.
  - (c) The building housing such use shall be so constructed and maintained as to insure that all interior noises are kept from reaching the building exterior.
  - (d) The Planning Commission shall review the proposed use to determine the need for bicycle parking spaces. Said spaces shall be designed to permit the orderly parking of said bicycles and permit them to be secured. These parking areas shall be so located as to prevent the disruption of on-site and off-site pedestrian and automobile traffic flow.
  - (e) Any part of the lot occupied by such use shall not be located within three hundred (300) feet of any residential district or within five hundred (500) feet of the property line of any public, parochial or private school.
  
15. Mortuaries and funeral homes subject to the following standards, including those that meet the definition of “large scale institutional uses” which are also subject to the conditions of Section 28.63.
  - (a) Adequate off-street vehicle assembly space shall be provided for funeral processions and similar activities. This space shall be required in addition to the required off-street parking and loading areas, except where the Planning Commission determines that an alternative arrangement will be adequate to serve the proposed activities.
  - (b) All loading and unloading areas shall be adequately screened from adjacent residential districts or uses and street rights-of-way.
  - (c) A caretaker’s residence may be permitted as an accessory use to a mortuary or funeral home, provided that:
    - 1) The caretaker’s residence shall be contained within the mortuary building or may be provided in an accessory building after review and approval by the Planning Commission.
    - 2) The caretaker’s residence shall be constructed in accordance with the adopted building code, and provided with plumbing, heating, bathroom, and kitchen facilities.



- 3) In no case shall the caretaker's residence be used as a permanent single-family dwelling by anyone other than a watchman or caretaker.
16. Municipal facilities including park and ride facilities, libraries, community buildings and municipal parks and playgrounds, including those that meet the definition of "large-scale institutional uses" which are also subject to the conditions of Section 28.63.
17. Housing for the elderly, including congregate elderly housing subject to the conditions of Section 28.65.
18. Nursing and convalescent homes subject to the following conditions, including such facilities that meet the definition of "large-scale institutional uses" also subject to the conditions of Section 28.63.
  - (a) All vehicular access to the site shall be from a paved collector or primary road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets. Adequate ingress, egress and circulation shall be provided. Vehicles must be able to easily circulate within and through the site to a designated pick-up/drop-off area without impeding circulation on the site or traffic on nearby roads.
  - (b) Adequate outdoor open space, in a park-like setting, shall be provided for use by the residents.
  - (c) Sidewalks shall be provided from the main building entrance(s) to sidewalks along adjacent public or private streets.
  - (d) All facilities shall be licensed by the State of Michigan, and shall be constructed, maintained, and operated in conformance with applicable state and federal laws.
19. Child and adult care facilities, as licensed by the State of Michigan, subject to the standards of Section 28.64.
20. Churches, temples and similar places of worship and other facilities incidental thereto subject to the following conditions, including such facilities that meet the definition of "large-scale institutional uses" or "large scale churches" which are also subject to the conditions of Section 28.63.
  - (a) Buildings may exceed the maximum building height permitted in Article 20, Schedule of Regulations, where permitted by Section 28.23, Height Exceptions.
  - (b) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may permit secondary access from local streets.

- (c) Continuous screening shall be provided wherever such use is located adjacent to a single-family residential district or use, in accordance with Section 26.11, Methods of Screening.
21. Hospitals subject to the following conditions, including such facilities that meet the definition of “large-scale institutional uses” which are also subject to the conditions of Section 28.63.
- (a) Hospital sites shall have a minimum gross land area of ten (10) acres.
  - (b) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets. Adequate ingress, egress and circulation shall be provided. Vehicles must be able to easily circulate within and through the site to a designated pick-up/drop-off area without impeding circulation on the site or traffic on nearby roads.
  - (c) Minimum setback distances for any two (2) story main or accessory building shall be at least one hundred (100) feet from all property lines or street setback lines. The minimum setback distances shall be increased by twenty (20) feet for each additional story, provided that no such building shall exceed six (6) stories in height.
  - (d) Ambulance and emergency entrance areas shall be screened from adjacent residential districts and uses by a six (6) foot decorative masonry wall or other method deemed appropriate by the Planning Commission.
  - (e) Hospitals shall be constructed, maintained, and operated in conformance with applicable state and federal laws and regulations.
22. Massage therapy clinics subject to the following requirements:
- (a) Hospitals, sanitariums, nursing homes, medical clinics, wellness centers, health clubs, tanning salons gyms and offices of physicians, surgeons, chiropractors, osteopaths, psychologists, clinical social workers or family counselors who are licensed to practice in the state shall be permitted to provide massage therapy services as an accessory use within the principal building.
  - (b) Adult use or sexually-oriented business activities shall be prohibited.
23. Drive-through facilities accessory to any permitted use in the C-2 District shall be subject to the following:
- (a) A separate stacking lane, a minimum of ten (10) feet in width, shall be provided and striped. The stacking lane shall be designed to accommodate the minimum number of stacking spaces required under Article 24, Parking Requirements.

Required stacking shall not interfere with vehicular traffic on-site, or on the adjacent roadway entering or leaving the site. Adequate maneuvering room shall be provided to allow vehicles to by-pass or leave the stacking lane.

- (b) No eating shall be permitted while in a parked vehicle on-site.
  - (c) Sufficient number of outdoor litter receptacles shall be provided to prevent blowing paper and other articles moving off site onto surrounding properties.
  - (d) The drive-through service speaker location and/or amplification shall not cause noise that is audible from adjacent residences.
  - (e) Access driveways to the site shall be aligned with and/or adequately separated from existing driveways on the opposing and same sides of the street to minimize disruptions of off-site circulation and traffic.
24. Any commercial establishment or professional or commercial services not specifically stated or implied elsewhere in this Ordinance, which in the determination of the Planning Commission are consistent with the purpose and intent of the C-2 District.

**SEC. 13.2A (Added 3/14/10) USES SPECIFICALLY PROHIBITED**

No building or land shall be used and no building shall be erected for any use which would be in violation of any State or Federal Law.

**SEC. 13.3 DEVELOPMENT REQUIREMENTS**

All principal uses and special land uses in the C-2, General Commercial District, shall comply with all applicable requirements of this Ordinance, including, but not limited to the following:

- 1. Site plan and development approval for all uses as specified in Article 29 of this Ordinance.
- 2. Off-street parking for all uses as specified in Article 24 of this Ordinance.
- 3. Off-street loading and unloading for all uses as specified in Article 24 of this Ordinance.
- 4. Landscaping, screening and land use buffers for all uses as specified in Article 26 of this Ordinance.
- 5. Signs for all uses as specified in Article 25 of this Ordinance.
- 6. Special Provisions, as specified in Article 28 of this Ordinance.
- 7. Height, area, lot coverage and yard regulations as specified in Article 20 of this Ordinance.
- 8. The following specific requirements shall apply within a C-2, General Commercial District:

**SEC 13.3 DEVELOPMENT REQUIREMENTS**

- (a) The above specified stores, shops or businesses shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold on the premises at retail only. Manufacturing of products for distribution or sale at off-premises locations shall be prohibited in the C-2 District.
- (b) Such store activities, shops or businesses, except where specifically permitted by this Article, shall be conducted entirely within a building.
- (c) All warehousing and storage of goods associated with permitted uses in the C-2 district shall be limited to that which is normally associated with the permitted use and/or shall be restricted to that amount necessary to support on-site operations of the principal use.
- (d) All exterior walls of every building hereafter erected, extended or whose exterior is structurally altered, shall incorporate brick and/or stone building materials on all exterior walls that are highly visible from public roads or adjacent residential properties as determined by the Planning Commission. Brick or decorative block accent bands, borders and/or sill walls and other details of different colors and/or textures shall be used to enhance and differentiate the surface of the wall to define and accent window and door openings. All buildings shall comply with Section 28.14, Building Design Standards.
- (e) The outdoor areas described in Section 13.2 shall be surfaced with asphalt or concrete or other similar dustproof surface.
- (f) Products made incident to a permitted use shall be sold at retail only.
- (g) Compliance with Section 28.5, Environmental Performance Requirements, is required for all uses, including any processing, treatment or production of products.
- (h) Yard Grading and Drainage. All yard and open space areas in a C-2 General Commercial District shall be graded as specified in Section 28.15 of this Ordinance.
- (i) All structures shall be readily accessible by fire and emergency vehicles and shall comply with the Township Fire Prevention Ordinance.
- (j) Sidewalks shall be provided as specified in Section 28.16 of this Ordinance.
- (k) Lighting shall comply with the standards as specified in Section 28.8, Exterior Lighting.

- (l) The method of trash pick up shall be presented to the Planning Commission for approval. Dumpsters and similar waste receptacles shall be subject to the requirements of Section 28.9, Waste Receptacles.
- (m) Commercial facilities in this district that are primarily automobile oriented, shall provide pedestrian facilities and amenities within the project and connect to adjacent residential areas whenever possible. Such facilities shall include walkways, pedestrian level lighting, seating areas, landscaping and other amenities to both enable and encourage pedestrian access. Pedestrian walkways connecting the development with the surrounding area shall be provided whenever practical.
- (n) Fencing. In the General Commercial District it shall be unlawful for any person to build, repair or relocate a fence without first having secured a Zoning Compliance and/or Building permit from the Department of Building and Code Enforcement. All fencing and/or screening walls required and approved by the Planning Commission as part of special land use and/or site plan approval shall be, subject to the following:
  - 1) Protective or Security Fencing: Protective or security fencing shall be considered a structure enclosing a piece of land or separating contiguous land either in whole or part, serving the purpose of preventing intrusion onto or across a lot of record or any parcel or tract of unplatted land from without or straying from within. The following shall govern the height, location and placement of protective or security fencing:
    - a) Maximum Height: The maximum height of a protective or security fence shall be four (4) feet.
    - b) Material: Fences shall not be constructed of old or used material unless such material shall be reasonably sound in the judgment of the Department of Building and Code Enforcement. Fences shall not be made of or contain barbed wire, electric current or charges of electricity or sharp or pointed projections of any kind; provided if such fence is constructed of pickets, the pickets shall be made of not less than one (1) inch by three (3) inch material and shall have an angle at the top of not less than ninety (90) degrees. The fence shall comply with the requirements of the applicable requirements of the State Construction Code enforced by the Township. Cyclone fencing or cyclone fencing with plastic or other types of strips intertwined or otherwise attached to the fence shall be prohibited.

- c) Placement: No fence shall be built closer to the street than the front setback line applicable to the premises pursuant to the Article 20, Schedule of Regulations, provided no fence shall be built closer to the street than the established front building line along said street or in front of the principal building on the lot that is closest to the street setback.
  - d) The Planning Commission may, at its discretion, permit alternative fence placements, heights or materials in keeping with the spirit and intent of this Ordinance and deemed necessary to provide adequate protection for the abutting properties.
- (o) Street trees shall be provided between the street or road pavement and sidewalk along all public rights-of-way.