

## Chapter 9A

### VC VILLAGE COMMERCIAL DISTRICT (*Entire Chapter Adopted 7-12-16, Effective 8-2-2016*)

Section 9A.01 DESCRIPTION AND PURPOSE. This Zoning District is for the general business needs of the Burnips Village including retail, personal and business services and limited wholesaling and the warehousing of goods. When any of these types of enterprises are permitted, they are to be regulated in a manner that will protect any abutting residential districts.

SECTION 9A.02 USE REGULATIONS. Land, buildings, or structures in this Zoning District may be used for the following purposes only:

- a) Wholesale and retail sales businesses conducted completely indoors and those non-residential uses which are permitted by right in the Residential Zoning Districts, except as specifically provided otherwise in this Zoning District.
- b) Antique shops, resale shops, and auction houses not involving livestock, provided all articles for sale are displayed or stored indoors.
- c) Bakery goods stores
- d) Banks, loan and finance offices, including drive-in branches
- e) Barber or beauty shops
- f) Business or trade schools
- g) Business signs, real estate signs, identifying signs, name plates
- h) Candy stores, soda fountains and/or ice cream stores, party stores
- i) Clinics – dental and medical
- j) Drop off/pick up centers for diaper, linen, and towel supply, clothes cleaning, laundry and dry cleaning
- k) Electrical supplies – wholesale and storage
- l) Factory and mill supplies
- m) Florist and gift shops, without nursery
- n) Frozen food lockers
- o) Funeral homes
- p) Juke box and vending machine services and distribution
- q) Locksmiths
- r) Nursery schools and day nurseries
- s) Offices and professional studios, including dance, photography, taxidermy, art, and music
- t) Package and parcel pick up centers
- u) Parking lots
- v) Pet shops, including grooming, excluding treatment or boarding of animals
- w) Retail and convenience printing and publishing, including processes related thereto
- x) Plumbing and heating shops, provided all operations and storage areas are completely enclosed in a building
- y) Radio, television, and similar electronic repair and broadcasting studios
- z) Restaurants and eating places that do not serve alcohol
- aa) Single family or two family homes

- bb) Structures of mixed uses including residential and the commercial permitted uses as outlined in this Section and Section 9.A.02
- cc) Tailor and/or dressmakers, shoe repairs
- dd) Theaters
- ee) Travel agencies

SECTION 9A.02A SPECIAL USES. The following uses may be permitted as special land uses when approved by the Planning Commission. Such uses are subject to the provisions and general standards outlined in Chapter 15 and any specific standards pertaining to the particular use outlined in this section.

- (a) Ambulance services
- (b) Amusement enterprises, Indoor
- (c) Automobile repair shops or garages, including major repair operations
- (d) Banquet facilities
- (e) Bus stations
- (f) Communications towers and antennas in excess of 50 feet subject to the provisions of Section 15.04A
- (g) Contractor yards
- (h) Gasoline service stations
- (i) Hotels and motels
- (j) Lodge halls, private clubs, veterans' clubs
- (k) Ornamental iron work and fence services
- (l) Restaurants and eating places that serve alcohol and drive-ins without dancing or floor shows
- (m) Self-storage and mini-storage facilities
- (n) Sign painting and servicing shops provided all operations and storage are completely enclosed in a building
- (o) Small animal veterinary clinics

#### SECTION 9A.03 REQUIRED CONDITIONS

- (a) With the exception of automobile parking, loading, and refuse service areas, or unless otherwise specifically approved under the provisions of this ordinance, all business, service, or processing shall be conducted wholly within a completely enclosed building.

SECTION 9A.04 HEIGHT REGULATIONS. Unless otherwise provided for by this ordinance, no building or structure shall exceed thirty-five (35) feet in height.

SECTION 9A.05 AREA REGULATION. No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area, and building coverage requirements.

(a) Front Yard

- (1) Where at least 50% of the frontage on the same side of a street between two intersecting streets is located in a VC Zoning District and where there is an established common setback, then this established setback shall determine the required front yard unless it is in the road right-of-way. In all other cases, there shall be a front yard of not less than twenty-five (25) feet as measured from the right-of-way line.
- (2) Except as may be permitted by special use (SUP), no accessory buildings or structures shall be located closer to the front property line than the principal building is located.

(b) Side Yard

- (1) There shall be two side yards, each being a minimum of five (5) feet provided that where the side of a lot in VC Zoning District abuts upon the side of a lot in any R or A-1 Zoning district, each side yard shall be not less than ten (10) feet.
- (2) There shall be a side yard of not less than twenty-five (25) feet on each street side of a corner lot.
- (3) No accessory building shall be located closer to the side yard property line than the principal building is located.

(c) Rear Yard

- (1) Where the rear of a lot in VC Zoning District abuts the side yard of a lot in any R Zoning District, or A-1 Zoning district, there shall be a rear yard for principal and accessory buildings of not less than 15 feet.
- (2) In all other cases, there shall be a rear yard of not less than ten (10) feet except that accessory buildings may be allowed not less than five (5) feet from the rear lot line.

(c) Greenbelt and screening – Side yards and rear yards adjoining a lot in an R or AG Zoning District shall be buffered and screened from adjacent Districts as deemed appropriate through Site Plan Review.

(d) Lot Area – The minimum lot area shall be twelve thousand five hundred (12,500) square feet. The minimum lot width shall be sixty (60) feet.

SECTION 9A.06 SITE DEVELOPMENT STANDARDS

- (a) Site Plan Review under the provisions of Chapter 14 is required for uses permitted by right and for all special land uses.
- (b) Measures for control of storm water drainage shall be provided under the terms and standards adopted by the Allegan county Drain Commission and as amended from time to time. Said standards are adopted herein by reference.

- (c) In consideration of site plans for permitted uses and special land uses, the Planning Commission may require additional measures for the screening and buffering of land uses, so as to avoid or moderate potentially adverse impacts on adjacent or nearby lands or the public streets. Such additional screening and buffering measures may include landscaping, fencing, revised placement of the buildings, other facilities, and other structures when uses are adjacent to any district other than Village Commercial.
- (d) Off-street parking areas shall be set back at least five (5) feet from the street right-of-way line and not less than five (5) feet from all other property lines unless there are recorded reciprocal use arrangements with respect to each property.
- (e) Signs shall be regulated in accordance with the requirements of Section 11.12.
- (f) Parcels within this District are exempt from Greenbelt requirements in Section 26.07 due to limited size. However, site landscaping shall be installed and maintained in accordance with the presented and approved Site Plan.
- (g) Site access shall be regulated under the provisions of Section 11.29.