

ARTICLE IX

C-2 GENERAL BUSINESS DISTRICT

SECTION 9.00 - INTENT

The C-2 General Business District is designed to provide for a wide diversity of business activities. In addition to retail uses a number of other activities, usually requiring considerable land area and access to major thoroughfares, are permitted. Uses in this district normally must have good automobile accessibility, but shall not cause congestion on adjacent thoroughfares.

SECTION 9.01 - PRINCIPAL USES PERMITTED

The following uses shall be permitted, provided that all business storage, servicing, or processing (except for off-street parking, loading and other specified activities) shall be conducted within a completely enclosed building, subject to the requirements described herein:

- (a) All uses permitted in the C-1 Local Business zone district and the following uses:
- (b) Signs, as provided in Article XIV with the exception that no ground signs shall be permitted in the areas defined as the CBD or CBD-Fringe. Wall signs that project perpendicularly no more than two feet from a principal building façade may be permitted on buildings in these same areas provided the signs do not exceed five (5) square feet in area.
- (c) Multiple family residential units may be permitted in the areas defined as the CBD and CBD-Fringe, provided they are located above a ground floor that contains a use permitted in the C-2 district.
- (d) Mortuaries, including an accessory caretaker's apartment, subject to the following:
 - 1. In addition to the off-street parking required in Section 13.01(c) 3, one space shall be provided for all official vehicles of the mortuary or funeral home plus one space shall be provided for the caretaker.
 - 2. Ingress and egress shall be provided so as not to conflict with the traffic on adjacent residential streets.
 - 3. Sufficient space shall be provided so the funeral procession can be formed on the site or within off-street parking areas serving the mortuary or funeral home, rather than on residential streets.

C-2 DISTRICT

4. All outdoor activity associated with the mortuary shall be screened from view of adjacent residential districts.
- (e) Adult Foster Care Family Home with 6 or fewer clients.
 - (f) Public, parochial and other private elementary, intermediate and/or high schools offering courses in general education, subject to the following condition: No building shall be closer than fifty (50) feet to any property line when said property line abuts or is adjacent to land zoned for residential purposes.
 - (g) Religious Institutions, subject to the following:
 1. Buildings of greater than the maximum height allowed in this district may be permitted provided front, side, and rear yards are increased above the minimum required yards by one (1) foot for each foot of building height that exceeds the maximum height allowed.
 2. At least one boundary of the lot upon which the church is to be constructed shall border a street designated as a collector thoroughfare having an existing and/or planned right-of-way of at least 86 feet in width.
 - (h) Hotels and motels.
 - (i) Standard restaurants.
 - (j) Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations and switchboards, but excluding storage yards.
 - (k) Signs, as provided in Article XIV with the exception that no ground signs shall be permitted in the areas defined as the CBD or CBD-Fringe. Wall signs that project perpendicularly no more than two feet from a principal building façade may be permitted on buildings in these same areas provided the signs do not exceed five (5) square feet in area (Ord. 386, 03/21/2002)
 - (l) Other uses similar to the above uses.
 - (m) Business establishments providing body art and permanent cosmetics (tattoo), subject to State of Michigan licensing and applicable Health Department requirements. Such establishments shall not operate between the hours of 11:00pm and 7:00am
 - (n) Multiple family residential units may be permitted in the areas defined as the CBD and CBD-Fringe, provided they are located above a ground floor that contains a use permitted in the C-2 district (Ord. 386, 03/21/2002)
 - (o) State Licensed Residential Facilities, Adult Foster Care, Small Group Home with 7-12 clients.

SECTION 9.02 - PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS

The following uses shall be permitted, subject to the specific conditions hereinafter imposed for each use and subject further to permission of the City Council following review and recommendation by the Planning Commission:

- (a) Automobile service centers and quick oil change shops, subject to the conditions in Section 8.02(a). Automobile service centers and quick oil change shops may not be located in the areas defined as the CBD or CBD-Fringe (Ord. 386, 03/21/2002).
- (b) Veterinary offices and clinics providing medical, surgical, and grooming facilities for small non-farm animals, subject to the conditions in Section 8.02(b).
- (c) Automobile wash or car wash establishments, subject to the following conditions:
 - 1. The minimum lot size required for such facilities shall be 20,000 square feet.
 - 2. All washing activities shall be carried on within a completely enclosed building. Vacuuming activities shall be permitted in the rear yard only, provided that such activities are located at least fifty (50) feet from adjacent residentially-zoned or used property.
 - 3. Sufficient space shall be provided on the lot so that vehicles do not enter or exit the wash building directly from an adjacent street or alley. All maneuvering areas, stacking lanes, and exit aprons shall be located on the car wash parcel it sell Streets and alleys shall not be used for maneuvering or parking by vehicles to be serviced by the car wash.
 - 4. Sufficient space shall be provided on the lot for drying of the vehicle undercarriage during sub-freezing weather prior to exiting on the public thoroughfare.
 - 5. Automobile wash or car wash establishments may not be located in the areas defined as the CBD or CBD-Fringe (Ord. 386, 03/21/2002).
- (d) Bus passenger stations.
- (e) New and used vehicle sales offices and showrooms, provided that any outdoor sales area for used vehicle sales shall be permitted only as an adjunct to a new vehicle sales establishment, subject to the following requirements:
 - 1. The sales lot shall be provided with a permanent, durable, and dustless surface having an asphaltic or concrete binder, and shall be so graded and drained to dispose within the site of all surface water accumulating within the area.
 - 2. Ingress and egress driveways shall be located at least sixty (60) feet from the intersection of any two (2) streets, measured from the nearest intersection right-of-way line.

C-2 DISTRICT

3. No major repair or major refinishing shall be done on the lot.
 4. All abutting or adjacent property shall be zoned for business or industrial use.
 5. Devices for the transmission or broadcasting of voice or music shall be prohibited outside of any building.
 6. No vehicle shall be parked or displayed within forty (40) feet of a public right-of-way.
 7. All driveway approaches, road drainage, curbs and curb cuts shall meet the requirements of the agencies which have jurisdiction thereof.
 8. No new or used vehicle sales office or showroom with outdoor sales area may be permitted in the areas defined as the CBD or CBD-Fringe (Ord. 386, 03/21/2002)
- (f) Private service clubs, fraternal organizations, banquet halls, and meeting halls. Those establishments with hours of operation between 11 p.m. and 6 a.m. shall meet standards set forth in subsection (t) below.
- (g) Parking garages.
- (h) Carry-out, drive-in, drive-through, or fast-food restaurants, including ice cream parlors, subject to the following requirements:
1. All such facilities shall be subject to the requirements for drive-through facilities set forth in Section 9.02(i), following.
 2. All abutting property shall be zoned for business or industrial use.
 3. A masonry screen wall at least six (6) feet in height shall be provided along any portion of the site which abuts a C-1 District.
 4. No drive-in or drive-through restaurants may be located in the areas defined as the CBD or CBD-Fringe.
- (i) Any use which has drive-through facilities, including banks, savings and loan companies, other financial institutions, drive-through restaurants, car washes, dry cleaners, and other such uses, unless such use is otherwise specifically prohibited in this district. Drive-through facilities shall comply with the following requirements:
1. Ingress and egress drives shall be a minimum of thirty (30) feet in width. No more than one (1) such drive or curb opening shall be permitted for every seventy-five (75) feet of frontage (or fraction thereof) along any street. The nearest edge of any such drive shall be located at least twenty-five (25) feet from the nearest point of any property zoned or used for residential purposes.
 2. Curb openings for drives shall not be permitted where the drive would create a safety hazard or traffic nuisance because of its location in relation to other

C-2 DISTRICT

ingress and egress drives, its location in relation to the traffic generated by other buildings or uses, its location near vehicular or pedestrian entrances or crossings, or similar concerns.

3. Ingress and egress points shall be located at least sixty (60) feet from the intersection of any two (2) streets, measured from the nearest intersection right-of-way line.
 4. Devices for the transmission of voice shall be so directed or muffled as to prevent said sounds from being audible beyond the boundaries of the site. Devices for the broadcasting of voice or music over the entire site shall be prohibited.
 5. No use which has a drive-through facility may be located in the areas defined as the CBD or CBD-Fringe (Ord. 386, 03/21/2002).
- (j) Commercial outdoor recreation uses, such as amusement parks, golf driving ranges, and similar uses, subject to the following requirements:
1. No such uses shall be located within one hundred (100) feet of any residential district.
 2. All abutting or adjacent property shall be zoned for business or industrial use.
 3. A masonry wall at least six (6) feet in height shall be provided along any property line which abuts a C-1 District.
 4. Devices for the transmission or broadcasting of voice or music shall be prohibited outside of any building.
 5. All driveway approaches, road drainage, curbs and curb cuts shall meet the requirements of the agencies which have jurisdiction thereof.
 6. No commercial outdoor recreation use may be located in the areas defined as the CBD or CBD-Fringe (Ord. 386, 03/21/2002).
- (k) Retail sales of plant materials not grown on the site, sales of lawn furniture, playground equipment, and home garden supplies, and similar open-air businesses, subject to the following conditions:
1. All loading and parking areas for open-air businesses shall be confined to the site and shall not be permitted to spill over onto adjacent roads.
 2. Plant storage and display areas shall comply with the minimum setback requirements for the district in which the nursery is located.
 3. The storage of soil, fertilizer, and similar loosely packaged materials shall be contained and covered to prevent it from blowing onto adjacent properties.

C-2 DISTRICT

4. Open-air uses shall not be permitted to locate at the intersection of major thoroughfares.
 5. Any open-air use proposed in the areas defined as the CBD or CBD-Fringe must demonstrate that the proposed use will contribute to the intent of establishing a viable pedestrian oriented central business district (Ord. 386, 03/21/2002)
- (l) Offices, showrooms, or workshop of a plumber, electrician, building contractor, upholsterer, caterer, exterminator, heating and cooling contractor, decorator, or similar trade, subject to the following conditions:
1. All services performed on the premises, including fabrication, repair, cleaning, or other processing of goods, shall be sold at retail on the premises where produced.
 2. All services performed on the premises, including fabrication, repair, cleaning, or other processing of goods, shall be conducted within a completely enclosed building.
 3. The ground floor premises facing upon and visible from any abutting street shall be used only for entrances, offices, sales, and display.
 4. There shall be no outside storage of materials or goods of any kind.

C-2 DISTRICT

- (m) Bowling establishment, arcades, and other forms of indoor commercial recreation, provided that no such use shall be located within one hundred (100) feet of any residential district.
- (n) Facilities for the sales, servicing, and protection of small recreation, boats, along with retail facilities that supply commodities related to boating, subject to the following conditions:
 - 1. Except for land area immediately adjacent to water, the portion of the lot used for vehicular circulation and parking, boat sales, and boat storage shall be provided with a permanent, durable, and dustless surface having an asphaltic or concrete binder, which shall be graded and drained to dispose of storm water in a manner that is approved by the City Engineer.
 - 2. Ingress and egress points shall be located at least sixty (60) feet from the intersection of any two (2) streets, measured from the nearest intersection right-of-way.
 - 3. A landscaped greenbelt shall be provided along all sides of the site that are zoned or used for residential purposes, in accordance with Section 15.23.
 - 4. Devices for the transmission or broadcasting of voice or music shall be prohibited.
 - 5. All driveway approaches, road drainage, curbs and curb cuts shall meet the requirements of the agencies having jurisdiction thereof.
 - 6. The storage of any resins, epoxies, fiberglass, etc., and any engine or hull repair activities shall be performed within a completely enclosed building.
 - 7. Adequate room shall be provided for the maneuvering of boats and trailers without interruption or blockage to traffic on any public road.
 - 8. No boat hauling activities or mast cranes shall be located closer than twenty (20) feet from any side lot line.
 - 9. Such use may not be located in the areas defined as the CBD or CBD-Fringe.
- (o) Outdoor cafes, eating areas, and open front restaurants
 - 1. The outdoor seating area shall be accessory to a fully-operational restaurant located on the same site and shall not be located in any required front, side, or rear setback area.
 - 2. The capacity of the outdoor seating area shall be considered along with the indoor seating for the purposes of determining compliance with required parking.
 - 3. An outdoor eating area shall be located no closer than fifteen (15) feet from the edge of pavement of a public or private road that is constructed without curb and gutter and no closer than ten (10) feet from the edge of pavement of a public or private road that is constructed with curb and gutter.

C-2 DISTRICT

4. The outdoor seating area shall be accessory to a fully-operational restaurant located on the same site and shall not be located in any required front, side, or rear setback area.
5. The capacity of the outdoor seating area shall be considered along with the indoor seating for the purposes of determining compliance with required parking.
6. An outdoor eating area shall be located no closer than fifteen (15) feet from the edge of pavement of a public or private road that is constructed without curb and gutter and no closer than ten (10) feet from the edge of pavement of a public or private road that is constructed with curb and gutter.
7. Such eating areas shall be separated from all vehicular parking and maneuvering areas by means of an approved protective landscaped buffer, wall, architectural feature, or some other similar means of separation.
5. The outdoor seating shall in no way impair the use and enjoyment of adjacent or nearby properties.
6. Outdoor seating shall not face directly on a lot or parcel that is zoned or used for residential purposes.
7. Outdoor seating shall be subject to applicable Oakland County Health Department requirements.
8. The site plan shall specify the plans for storage of tables, chairs, and equipment during the months when the outdoor seating is not in use.
9. The outdoor eating area shall be kept clean and void of litter at all times.
10. All vending machines and arcades shall be located within a completely enclosed building.
11. The hours of operation for outdoor eating areas shall be established on an individual basis during the special land use review process.
12. The capacity of the outdoor seating area shall be provided by the applicant and verified by the Building Official.
13. If the eating area is elevated above a parking area, pedestrian walkway, or waterway objects shall not be placed on a ledge or railing which may dislodge and endanger vehicles or pedestrians below.
14. Additional signs shall not be permitted, beyond what is permitted for the existing restaurant.
15. Entertainment, music, speakers, or similar devices shall be prohibited in this outdoor area within 100 feet of any residential use.
16. Outdoor storage of food and preparation of food and beverages shall be prohibited in this outdoor area. The sale and consumption of alcohol are governed by the Michigan Liquor Control Act and local ordinance.

C-2 DISTRICT

17. In addition to the standards listed above, outdoor sidewalk cafes shall also be subject to the following standards:
 - a. To allow for pedestrian circulation, a minimum of ten (10) feet of sidewalk along the curb and leading to the entrance to the establishment must be maintained free of tables and other encumbrances. If the sidewalk is not wide enough to allow for a ten (10) foot wide clearance for circulation, the café should not be permitted. Planters, posts with ropes, or other removable enclosures should be encouraged and shall be used to define the area occupied by the outdoor seating.
 - b. Pedestrian circulation and access to other building entrances should not be impaired. Thus, a boundary (maximum encroachment width and length) into the sidewalk should be established, with an accessible aisle being maintained between this line and the curb, in accordance with the provisions of the national Americans with Disabilities Act (ADA) and Michigan barrier-free requirements.
 - c. The operators of the outdoor café should be responsible for a clean, litter-free, and well-kept appearance within and immediately adjacent to the area of the tables and chairs. Additional outdoor trash receptacles should be required. Written procedures for cleaning and trash containment and removal responsibilities of the café must be noted on the site plan to the satisfaction of the City.
 - d. Tables, chairs, planters, trash receptacles, and other elements of street furniture should be compatible with the architectural character of the adjacent buildings. If table umbrellas will be used, they should complement building colors.
 - e. Liability issues for use of the public sidewalk should be addressed and reviewed by the City Attorney. (Ord. 337, 12/18/1997) (Ord. 376, 10/18/2001)
- (p) Mini-warehouses, subject to the following conditions:
 1. The minimum lot size for mini-warehouses shall be three (3) acres.
 2. Mini-warehouse establishments shall provide for storage only, which must be contained within an enclosed building.
 3. The entire site, exclusive of access drives, shall be enclosed with a six (6) foot high chain link fence or masonry wall, constructed in accordance with Sections 15.04 and 15.12.
 4. The exterior of any mini-warehouse shall be of finished quality and design, compatible with the design of structures on surrounding property.
 5. All one-way driveways shall be designed with one ten (10) foot wide loading/unloading lane and one fifteen (15) foot travel lane. All two-way

C-2 DISTRICT

driveways shall be designed with one ten (10) foot wide loading/unloading lane and two (2) twelve (12) foot travel lanes.

6. Such use may not be located in the areas defined as the CBD or CBD-Fringe.

(q) Enclosed theaters.

(r) Sexually Oriented Businesses.

a. **Intent.** It is the intent of this Ordinance to regulate sexually oriented businesses in order to promote the health, safety, morals, and general welfare of the citizens of the City, and to establish reasonable and uniform regulations to prevent the deleterious location and concentration of sexually oriented businesses within the City. The provisions of this Ordinance have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Similarly, it is not the intent nor effect of this Ordinance to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this Ordinance to condone or legitimize the distribution of obscene material.

The purpose and intent of this section is to regulate the location of, but not to exclude, adult entertainment businesses. This is accomplished by preventing the concentration of such uses in close proximity to each other and to minimize the negative impacts of their operation by separating such uses from residential, office/commercial and other areas of public congregation. This regulation is done with the understanding that the city recognizes that there are some uses which, because of their very nature, have serious objectionable operational characteristics, particularly if several of them are concentrated under circumstances having a deleterious effect upon adjacent residential, office and commercial areas. The city recognizes that the regulation of such uses is necessary to ensure that adverse effects will not contribute to the blighting or downgrading of surrounding residential neighborhoods, nonresidential areas or other places of public congregation.

b. **Studies and Findings.** Prior to adopting these regulations, the City reviewed studies prepared on these uses, and reviewed ordinances and regulations prepared by other municipalities, and reviewed applicable federal and state case law. Based on evidence of the adverse effects of adult uses presented in reports and on findings incorporated in court cases, such as *Pap's AM v City of Erie*, 529 US 277 (2000), *Deja Vu of Nashville v Metropolitan Government of Nashville & Davidson County*, 466 G3d 391 (6th Cir 2006), *Sensations, Inc. v City of Grand Rapids*, 2006 WL 2504388 (WD MI 2006), *Van Buren Township v Garter Belt*, 258 Mich App 594; 673 NW2d 111 (2003), *Bronco's Entertainment v Charter Township of Van Buren*, 421 F3d 440 (6th Cir 2005), *Thomas v Chicago Park District*, 122 S Ct 775 (2002), *City of Renton v Playtime Theatres Inc*, 475 US 41 (1986); and reports of secondary effects occurring in and around sexually oriented businesses, including, but not limited to, Phoenix, Arizona – 1979; Minneapolis, Minnesota – 1980; Houston, Texas – 1997; Amarillo, Texas; Garden Grove, California – 1991; Los Angeles,

C-2 DISTRICT

California – 1977; and "An Insider's View," by David Sherman, presented to the Michigan House Committee on Ethics and Constitutional Law, Jan 12, 2000; the City Council finds that sexually oriented businesses as a category of establishments are correlated with harmful secondary effects, and that the foregoing reports are reasonably believed to be relevant to potential problems the City of Keego Harbor is seeking to prevent in the future. Due to the potential for harmful secondary effects, the City Council further determines that it is in the best interests of the City that the decision on any application for a special condition use approval for a sexually oriented business be made by the City Council after review and recommendation by the Planning Commission. The primary control or regulation is for the purpose of preventing a concentration of these uses in any one (1) area (i.e., not more than two (2) such uses within a specified distance of each other which would create such adverse effect(s).

c. **Applicability.** The provisions of this section regarding massage parlors shall not apply to health care facilities licensed by the state under the Public Health Code, MCL 333.2223 et seq., such as hospitals, sanitariums, nursing homes, medical clinics or the office of a physician, surgeon, chiropractor, dentist, psychologist, clinical social worker, family counselor, physical therapist or other members of the health occupations licensed or regulated by the state. In addition, the provisions of this section regarding massage parlors shall not apply to individuals permitted to practice with a temporary license under required supervision as provided by the State Public Health Code, MCL 333.16101 et seq., as well as clergy, and certified members of the American Massage and Therapy Association.

d. **Specific Regulations and Requirements.**

1. Separation Requirements.

a. No adult entertainment business shall be located within 500 feet of a religious institution, public or private primary or secondary school, public park, or noncommercial public assembly facility.

b. The site of an adult entertainment business shall not be adjacent to or within 300 feet of any residential area or residential district.

c. The site of an adult entertainment business shall not be within 500 feet of any other adult entertainment business.

2. Window displays, signs, decorative or structural elements of buildings shall not include or convey specific examples of the adult entertainment business activity; are limited to a single sign; and all such displays shall be part of specific approvals for all the uses or activities on the site. Any alteration to the above media shall be approved by the Planning Commission.

3. The site layout, setback, structures and overall appearance and function of the use shall be compatible with adjacent uses.

4. Miscellaneous requirements and conditions.

C-2 DISTRICT

- a. No person shall reside in or permit any person to reside in the premises of a sexually oriented business.
 - b. Such uses shall comply with all applicable federal, state, and local licensing regulations.
 - c. Nothing contained in this Section shall relieve the operator(s) of a sexually oriented business from complying with other requirements of this Ordinance as it may be amended from time to time, or any subsequently enacted Ordinances.
- (s) Wireless communications support structures subject to the requirements specified in Section 15.28.
 - (t) Restaurants serving alcohol.
 - (u) Bars/lounges. Those establishments with hours of operation between 11 p.m. and 6 a.m. shall meet standards set forth in subsection (u) below.
 - (v) Commercial establishments with hours of operation between 11 p.m. and 6 a.m., subject to the following:
 - 1. Parking areas shall be configured as to prevent vehicular headlights from shining into adjacent residentially zoned and used property, whenever possible. If this is not possible, parking areas configured such that vehicular headlights are directed toward public rights-of-way shall provide continuous screening at a minimum height of three (3) feet. The Planning Commission shall have the discretion to require an obscuring wall, fence, berm, landscape plantings, or a combination thereof.
 - 2. Ingress and egress drives and primary circulation lanes shall be located away from residential areas to minimize vehicular traffic and noise which may become a nuisance to adjacent residential areas, wherever practical.
 - 3. All building entrances to be utilized by patrons shall be located on the side(s) of the building which does not abut residentially zoned or used property, wherever possible, to minimize the potential for patrons to congregate outside of building entrances and create noise which may become a nuisance to adjacent residential areas.
 - 4. Screening not less than six (6) feet in height shall be provided along all property lines abutting residentially zoned or used areas. The Planning Commission shall have the discretion to require an obscuring wall, fence, berm, landscape plantings, or a combination thereof.
 - 5. All parking lot lighting shall be screened with shoebox-type metal halide light fixtures which are directed downward at all times.
 - 6. Neon, fluorescent, or similar decorative lighting located on the building, signs, or in other areas on the site shall not be visible from adjacent residential properties between 11 p.m. and 6 a.m.

C-2 DISTRICT

7. Deliveries or garbage pick-up shall not be permitted between the hours of 11 p.m. and 6. a.m.
- (w) State Licensed Residential Facilities, Adult Foster Care, Large Group Home with 13-20 clients.
- (x) State Licensed Residential Facilities, Adult Foster Care, Congregate Facility with 20 or more clients.
- (y) Buildings containing up to three stories may be permitted in the areas defined as the CBD or CBD-Fringe provided the building height does not exceed forty (40) feet exclusive of architectural design elements such as turrets or other architecturally compatible roof elements (Ord. 386, 03/21/2002).

SECTION 9.03 - ACCESSORY USES PERMITTED

Accessory buildings and uses incidental to the principal permitted uses enumerated in 9.01 and 9.02 are permitted including home occupations accessory to nonconforming residential uses subject to the provisions of section 15.29 Home Occupations. (Ord. 377, 11/15/2001)

SECTION 9.04 - DEVELOPMENT STANDARDS

(a) Required Conditions

Except as otherwise noted for specific uses, buildings and uses in the General Business District shall comply with the following required conditions:

1. All business establishments shall be retail or service establishments dealing directly with customers. All goods produced and services performed on the premises shall be sold at retail on the premises produced.
2. All business, servicing, or processing, except off-street parking and loading, shall be conducted within a completely enclosed building.
3. There shall be no outside storage of goods, inventory, or equipment.
4. All uses permitted subject to special conditions shall be required to submit a Traffic Impact Analysis which shall, at minimum, include: trip generation estimates, the volume of existing traffic on roads adjacent to the site, the peak hour volume of traffic expected to be generated by the proposed development, estimates of the directional distribution of trips generated by the development, projected assignment of vehicle trip volumes to the roadway network, analysis of anticipated turning movements and required left or right turn controls, and recommendations to mitigate the impact of the development on the transportation system. If deemed necessary by the City Planner following review of the site plan, a Traffic Impact Analysis may also be required in conjunction with development of a Principal Permitted Use.
5. The site and building layout for all business establishments shall be designed to accommodate safe pedestrian access for passersby and for patrons of the

C-2 DISTRICT

business. Accordingly, sidewalks shall be provided along all street frontages, as specified in Section 16.08(f).

(b) Site Plan Review

Site plan review shall be required for all uses in the General Business District in accordance with Section 16.08.

(c) Area, Height, Bulk, and Placement Requirements

Buildings and uses in the General Business District are subject to the area, height, bulk, and placement requirements in Article XXIV, Schedule of Regulations.

(d) General Development Standards

Buildings and uses in the General Business District shall be subject to all applicable standards and requirements set forth in this Ordinance, including off-street parking and loading requirements in Article XIII, and Landscaping and Screening requirements in Section 15.23.

SECTION 9.04 - AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Development Standards

Lot Minimums

Area (sq/ft)	----
Width (feet)	----

Maximum Building

Stories	2
Height (feet)	30

Maximum Lot Coverage

All Buildings (%)	----
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Minimum Setback (Measured from Lot Line in feet)¹

Front Open Space ⁽²⁾	25 ⁽³⁾⁽⁴⁾
Least One	10 ⁽⁵⁾⁽⁴⁾
Total of Two	20

Rear Open Space 25

Minimum Useable Floor Area

Per Unit (sq/ft) ----

Notes to Development Standards

- (1) Properties abutting water shall also comply with Section 15.15, Waterfront Land Setbacks.
- (2) Front yard setbacks are measured from the edge of the existing and/or planned right-of-way, said planned right-of-way as shown on the officially adopted Master Plan. Where a parcel or lot is at an intersection, the setback shall be measured from the maximum requirement for the district considering each side as a front yard area.
- (3) In order to achieve quality site design, to maintain the continuity of the streetscape in the downtown area of Keego Harbor, to provide adequate views of commercial uses, and to achieve functional pedestrian and vehicular circulation, the front yard setback in the C-2 district along Orchard Lake Road shall be as follows:

Location	Required Setback
CBD and CBD Fringe	55 feet from Cass Lake or Orchard Lake Roads
	40 feet from any intersecting side street
a. Front yard setbacks in the CBD and CBD-Fringe areas shall be measured from the centerline of the adjacent right-of-ways.	
b. The front yard setback may be increased in the CBD-Fringe areas subject to Section 16.09, Procedures and Standards for Principal Uses Permitted Subject to Special Conditions and the following specific criteria;	
i. A sidewalk no less than 10 feet in width must be maintained along all sides of the building facing a road or parking area.	
ii. The sidewalk(s) adjacent to the building must be linked to the sidewalk(s) on adjacent properties to maintain the continuity of the pedestrian environment.	
iii. Decorative and coordinated pedestrian amenities including benches, planters, waste receptacles, and bicycle racks should be provided to encourage pedestrian activities.	
iv. There may be no more than one, single loaded, aisle of perpendicular parking and no more than one, double loaded aisle of angled or parallel parking located in the front yard.	

C-2 DISTRICT

- v. Any parking located in front yard must be separated from the adjacent road with a 10-foot wide median. The median shall be planted with live ground cover and contain either a continuous evergreen hedge a minimum of 30 inches in height at the time of planting or a decorative wall consisting of brick columns and wrought-iron type fencing 36 inches in height.
 - vi. Deciduous trees a minimum of 2.5 inches in caliper must be planted within the median a minimum of every 40 feet of the property frontage.
 - vii. Decorative street lighting consistent with the streetscape elements along the adjacent roads must also be provided within the median (Ord. 386, 03/21/2002).
- (4) On corner lots in the C-2 District, the side yard facing the street shall conform with the minimum side setback requirements as specified, and shall not be required to conform with front yard setback requirements.
- (5) No side yards are required along interior lot lines, except as required by the Building Code, provided that walls so located shall be solid and shall not contain any windows, doors, or any other openings. On exterior lot lines the minimum setbacks shall be maintained.

Type	SF RES (NR)	RES (R-T)	MFR (R-M) (R-ME)	MOB HOME (R-MH)	COM
Adult Foster Care, Family Home (6 or less adults)	P	P	P	P	P
Adult Foster Care, Small Group Home (7-12 adults)	SLU	SLU	SLU	SLU	P
Adult Foster Care, Large Group Home (13-20 adults)	SLU	SLU	SLU	SLU	SLU
Adult Foster Care, Congregate Facility (20 or more adults)					SLU
Day Care, Family Home (6 or less children)	P	P	P	P	
Day Care, Group Home (7-12 children)	SLU	SLU	SLU	SLU	
Day Care Center					P
Key: P = Permitted; SLU = Special Land Use					