

The requirements set forth in this ordinance shall be in addition to any other applicable requirements found in the General and Zoning Ordinances of the City of Plainwell. Any special approval granted pursuant to this ordinance shall be subject to compliance with all applicable ordinance provisions and all applicable laws, rules and regulations of authorities with competent jurisdiction.

**Sec. 53-41. SITE PLAN REVIEW.**

For all uses permitted in a C-2 District, a site plan shall be submitted, and no building permit shall be issued until the City Council has approved the site plan after recommendation from the City Planning Commission in accordance with this Code.

**Sec. 53-42. AREA, HEIGHT, BULK, AND PLACEMENT REQUIREMENTS.**

Area, Height, Bulk, and Placement Requirements unless otherwise specified are as provided in the "Schedule of Regulations",

**ARTICLE X. CBD, CENTRAL BUSINESS DISTRICT.**

**Sec. 53-43. STATEMENT OF PURPOSE.**

The CBD, Central Business District is intended to permit a variety of commercial, administrative, financial, civic, cultural, residential, entertainment, and recreational uses in an effort to provide the harmonious mix of activities necessary to further enhance the Central Business District as a commercial and service center.<sup>141</sup>

**Sec. 53-44. PRINCIPAL PERMITTED USES.**

In the CBD District, no uses shall be permitted unless otherwise provided in this Ordinance, except the following:

- A. All Principal Permitted Uses in the C-2 District, excluding bowling alleys, except that off-street parking shall not be required as specified in this Code.
- B. Hotels and motels.
- C. Theaters, assembly halls, concert halls, or similar places of assembly when conducted completely within enclosed buildings.
- D. Arcades, billiard parlors, and other indoor recreational facilities.
- E. Business and professional offices.
- F. Mixed uses, i.e., commercial and residential uses combined in one structure.

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<sup>141</sup> Ord. 188 eff. Feb. 25, 1981.

G. Government buildings and facilities.

H. Sidewalk and outdoor cafes.

I. Other uses which are similar to the above and subject to the following restrictions:

1. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail from premises where produced.
2. All business, servicing or processing except for off-street parking or loading, shall be conducted within completely enclosed buildings.
3. Storage of commodities shall be within buildings and shall not be visible to the public from a street or thoroughfare.

J. Housing for the elderly.

K. Accessory buildings and uses customarily incidental to the above Principal Permitted Uses.

L. Reserved.

M. Single Family Dwellings.<sup>142</sup>

**Sec. 53-45. PERMITTED USES AFTER SPECIAL APPROVAL.**

Off street parking lots and structures the requirements of which shall be in accordance with the requirements of this Code.<sup>143</sup>

**Sec. 53-46. SITE PLAN REVIEW.**

For all uses permitted in the CBD District, a site plan shall be submitted, and no building permit shall be issued until the City Council has approved the site plan after a recommendation from the City Planning Commission in accordance with this Code.

**Sec. 53-47. AREA, HEIGHT, BULK, AND PLACEMENT REQUIREMENTS.**

Area, Height, Bulk, and Placement Requirements unless otherwise specified are as provided in the "Schedule of Regulations".

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<sup>142</sup> Amended by Ord. 292 adopted Sept. 11, 1995.

<sup>143</sup> Ord. No. 293 adopted Oct. 23, 1995.

**ARTICLE XI. CS, COMMUNITY SERVICE DISTRICT.****Sec. 53-48. STATEMENT OF PURPOSE.**

This District is intended to set aside land for major medical, educational, and institutional uses within the City. The District is established to promote well-designed medical and educational complexes without the intrusion of intense commercial activity and low key residential uses.<sup>144</sup>

**Sec. 53-49. PRINCIPAL PERMITTED USES.**

In the CS District, no uses shall be permitted unless otherwise provided in this Ordinance, except the following:

- A. Hospitals subject to the following conditions:
  - 1. The proposed site shall have at least one (1) property line abutting a major thoroughfare. All ingress and egress to the off-street parking area, for guests, employees, staff as well as any other uses of facilities, shall be directly onto said major thoroughfare.
  - b. Any building shall be located not less than fifty (50).feet from any lot in a residential district.
  - c. Ambulance and delivery areas shall be obscured from all residential view with a wall or barrier of suitable material at least six (6) feet in height and said wall or barrier shall be further subject to the requirements of this Code.
- B. Convalescent and/or nursing home, not to exceed a height of two and one-half (2 1/2) stories, when the following conditions are met:
  - 1. The proposed site shall have at least one property line abutting a major thoroughfare. All ingress and egress to the off-street parking area, for guests, employees, and staff, as well as any other uses of the facilities, shall be directly onto said major thoroughfare.
  - b. No building shall be closer than twenty-five (25) feet from any property line.
- C. Medical buildings and facilities including medical offices, clinics, and associated laboratories.
- D. Museums, libraries, and other cultural institutions.
- E. Housing for the elderly.

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<sup>144</sup> Ord. 188 eff. Feb. 25,1981.

**Sec. 53-50. SITE PLAN REVIEW.**

For all uses permitted in the CS District, a site plan shall be submitted, and no building permit shall be issued until the City Council has approved the site plan after a recommendation from the City Planning Commission.

**Sec. 53-51. AREA, HEIGHT, BULK, AND PLACEMENT REQUIREMENTS.**

Area, Height, Bulk, and Placement Requirements unless otherwise specified are as provided in the "Schedule of Regulations".

**ARTICLE XII. M-1. RESTRICTED MANUFACTURING DISTRICT****Sec. 53-52. STATEMENT OF PURPOSE.**

In the M-1 District, the intent is to permit certain industries which are of a light manufacturing character to locate in planned areas of the City. So that such uses may be integrated with nearby land uses, such as commercial and residential uses, limitations are placed upon the degree of noise, smoke, glare, waste, and other features of industrial operations so as to avoid adverse effects. Certain commercial uses which are desirable to service the employees and visitors of the industrial uses are also permitted in this District.<sup>145</sup>

**Sec. 53-53. PRINCIPAL PERMITTED USES.**

Any of the following uses when the manufacturing, compounding, or processing is conducted entirely within a completely enclosed building. That portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding, final product storage, or processing shall be totally obscured by a fence and/or landscaping six (6) feet in height so as to screen such storage area from the public streets and adjoining properties.

A. **WHOLESALE AND WAREHOUSING.** The sale at wholesale or warehousing' of automotive equipment, dry goods and apparel, groceries and related products, raw farm products except livestock, electrical goods, hardware, plumbing, heating equipment and supplies, machinery and equipment, tobacco and tobacco products, paper and paper products, furniture and home furnishings, and any commodity the manufacture of which is permitted in this District, and truck terminals.

B. **INDUSTRIAL ESTABLISHMENTS.**

1. The assembly, fabrication, manufacture, packaging, or treatment of such products as food products (excluding butchering, animal slaughtering, etc.), candy, drugs, cosmetics and toiletries, musical instruments, optical goods, toys, novelties, electrical instruments and appliances, radios and

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<sup>145</sup> Ord. 188 eff. Feb. 25, 1981.