

City Council with recommendation from the Planning Commission shall have the authority to require additional but reasonable landscaping and screening to protect the integrity of adjacent residential development. Specific emphasis shall be placed on buffering and screening when a use permitted in the SB District abuts a residentially used or zoned parcel or lot.

**Sec. 53-35. OUTSIDE TRASH CONTAINERS.**

Outdoor trash containers (dumpsters) shall be in accordance with this Code.

**Sec. 53-36. SITE PLAN REVIEW.**

For all uses permitted in the SB Service Business 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.<sup>138</sup>

**Sec. 53-37. AREA, HEIGHT, BULK, AND PLACEMENT REQUIREMENTS.**

Unless otherwise specified are as provided in “Schedule of Regulations”.

Minimum lot width:	100'
Minimum lot area:	12,000 sq. ft.
Maximum lot coverage:	35%
Maximum building height:	35'
Minimum front yard:	20'
Minimum side yard:	10' for one way traffic 18' for two way traffic
Minimum rear yard:	35'

**ARTICLE IX. C-2, GENERAL COMMERCIAL DISTRICT.**

**Sec. 53-38. STATEMENT OF PURPOSE.**

The C-2, General Commercial District is intended to permit a wider range of business and entertainment activities than those permitted in the Local District. The permitted uses are intended to provide businesses and services usually found in major shopping centers and business areas at the juncture of major streets. These uses generate large volumes of vehicular traffic, require substantial access for off street parking and loading, and require detailed planning particularly as to relationships with adjacent residential areas.<sup>139</sup>

<sup>138</sup> Ord. No. 283 eff. May 1, 1994.

<sup>139</sup> Ord. 188 eff. Feb. 25, 1981.

**Sec. 53-39. PRINCIPAL PERMITTED USES.**

In the C-2 District, no uses shall be permitted, unless otherwise provided in this Ordinance, except the following:

**A. All Principal Permitted Uses in the C-1 District.**

- B. Any retail business whose principal activity is the sale or rental of merchandise within a completely enclosed building.
- C. Business service establishments performing services on the premises such as office machine and typewriter repair, printing, and blue printing.
- D. Any service establishment of an office, showroom, or workshop nature within a completely enclosed building such as that of a taxidermist, decorator, upholsterer, caterer, exterminator, building contractor (including electrical, glazing, heating, painting, paper hanging, plumbing, roofing, ventilating, and plasterings), and similar establishments that require a retail adjunct. No outside storage yards shall be permitted.
- E. Photographic film developing and processing.
- F. Physical culture establishments, including gymnasiums, reducing salons, and steam baths.
- G. Bowling alleys, skating rinks, sports arenas, and other indoor recreational facilities, when conducted within a completely enclosed building and when located at least one hundred and fifty (150) feet from any property zoned in a residential classification.
- H. Hotels and motels.
- I. Eating and drinking establishments.
- J. Assembly halls.
- K. Funeral parlors or mortuaries.
- L. Television and radio studios and towers subject to the requirements of this Code.
- M. Mixed uses, i.e., commercial and residential uses combined in one structure.
- N. Other uses similar to the above, subject to the following restrictions:
  - 1. All goods produced on the premises shall be sold at retail on the premises where produced.
  - 2. All business or servicing, except for off street parking and loading, shall be conducted within a completely enclosed building.

- O. Indoor theaters.
- P. Off-street parking in accordance with the requirements of this Code.
- Q. Accessory buildings and uses customarily incidental to the above Principal Permitted Uses.

**Sec. 53-40. PERMITTED USES AFTER SPECIAL APPROVAL<sup>140</sup>.**

The following uses may be permitted subject to the conditions hereinafter imposed and subject further to the approval of the City Council after recommendations from the Planning Commission.

- A. Veterinary hospitals and clinics.
- B. Automobile car wash establishments including steam-cleaning, but not rust proofing provided off-street waiting space is provided in accordance with this Code.
- C. Drive-in restaurants or other drive-in establishments serving food and/or beverage, provided that the entrance to or exit from any such use is located at least thirty-five (35) feet from the intersection of any two (2) streets; that all such uses shall have direct access to a major thoroughfare; that all lighting or illuminated display shall not reflect onto any adjacent residential zone; and that consideration is given to proximity of existing traffic safety and sanitation.
- D. Drive-in windows for financial institutions.
- E. Automobile gasoline, and automobile service stations subject to the requirements of this Code.
- F. Wholesale store, storage facilities, buildings, warehouses, distributing plants, and freezers and lockers.
- G. Open air business uses as follows, in conformance with this Code.
  - 1. Retail sale of trees, shrubbery, plants, flowers, seed, topsoil, humus, fertilizer, trellises, lawn furniture, playground equipment, and other home garden supplies and equipment.
  - 2. Retail sale of fruit and vegetables.
  - 3. Tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, golf driving range, children's amusement park or similar recreation uses.

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<sup>140</sup> Sec. 902 adopted as Ord. 337, Feb. 2, 2005, published and effective Feb. 24, 2005. This Ordinance replaced revisions implemented in Ord. 267, eff. July 13, 1991 and Ord. 283, eff. May 1, 1994.

4. Bicycle, trailer, motor vehicle, boat or home equipment rental services.
5. Outdoor display and sale of garages, swimming pools, and similar uses.
6. New and used car sales rooms, including outdoor sales space.
7. Salesrooms, including outdoor sales space, for recreation vehicles, including boats, snowmobiles, travel trailers, campers, tents, and accessory equipment.
8. Planned Community Shopping Centers, provided the following criteria are met:
  - a. Such center shall consist of a group of establishments engaging exclusively in retail business or service, arranged as a functionally coherent unit, together with appurtenant features, such as parking areas and storage facilities.
  - b. Such center shall occupy a site of not less than twenty (20) acres.
  - c. A minimum building setback from the property line of seventy-five (75) feet each for the front and rear of the building and fifty (50) feet each for the sides of the building.
  - d. No building or structure shall exceed three (3) stories or forty (40) feet in height unless approved by the Planning Commission.
  - e. A planting strip of at least twenty (20) feet wide shall be provided around the entire perimeter of the site except for driveways onto the public street system. A wall or barrier of suitable material not less than five (5) feet high shall be constructed along those property lines which abut a residential district.
  - f. The proposed site shall have at least one (1) property line abutting a major thoroughfare. All ingress and egress to the site shall be directly from said thoroughfare. Turning and approach lanes shall be provided when determined necessary by the City Engineer.
  - g. A landscape plan which includes the entire site shall be submitted for approval with the site plan to determine compliance with screening and planting strips.
  - h. All signs shall be affixed to the face of the building and shall be a uniform design throughout except that one ground pole sign advertising the name of the shopping center is allowed.
  - i. All off-street parking shall be within its own area, as specified in this Code, and an internal system of roads and walks which will effectively separate pedestrian and vehicular traffic is required.

- j. Outdoor trash containers shall be provided and maintained in accordance with this Code.
- k. All areas accessible to vehicles shall be paved and maintained so as to provide a durable, smooth, and well-drained surface, and to insure that run-off does not negatively impact adjacent property.
- l. All vehicle and pedestrian areas shall be illuminated during business hours of darkness. All lighting fixtures shall be installed so as to reflect light away from adjacent residential properties.

H. Day Care Facilities provided that:

- 1. Lot area of not less than 100 square feet shall be provided for every child enrolled.
  - 2. For each child care enrolled, there shall be provided, equipped and maintained, on the premises a minimum of 2,000 square feet or a minimum of 200 square feet per child whichever is greater.
  - 3. The outdoor play area shall be fenced or screened by a landscaped buffer from any abutting residentially zoned area.
- I. Adult-oriented establishments, as listed and defined in the Adult-Oriented Establishments Ordinance; provided however that it shall be illegal to operate or cause to be operated any adult-oriented establishment at any location in the city except as provided in this ordinance and subject to the following conditions:
- 1. No sexually oriented business shall be permitted in a location in which any main building or accessory structure, including signs, is within one thousand (1,000) feet of any main building or accessory structure of another sexually oriented business.
  - 2. No sexually oriented business shall be established on a parcel within three hundred (300) feet of any residential district or any parcel used for a single or multiple family residence, public park, school, child care facility, church or place of worship, public library, hospital, city hall, police department or fire department, youth center, or commercially operated school attended by children such as, for example, dance schools, gymnastic centers, etc.
    - a. The distance between a proposed sexually oriented business and any such zoned area or existing use shall be measured in a straight line from the nearest property line upon which the proposed sexually oriented business is to be located to the nearest property line of that zoned area or existing use.
    - b. A sexually oriented business lawfully operating is not rendered a nonconforming use by the subsequent location of one or more of the uses listed in this subsection b; provided however, that if the sexually oriented business ceases operation for a period of ninety (90) days or more

regardless of any intent to resume operation, it may not recommence operation at that location.

- i. It shall be unlawful to cause or to permit the operation of more than one sexually oriented business in the same building, structure or portion thereof.
- ii. Any sign or advertising for the sexually oriented business must comply with the provisions of the Zoning Ordinance. Any sign or advertising may not include photographs, silhouettes, or drawings of any specified anatomical areas or specified sexual activities, or obscene representations of the human form and may not include animated or flashing illumination.
- iii. The entrances to the proposed sexually oriented business at both the exterior and interior walls, in a location visible to those entering and exiting the business, must be clearly marked with lettering at least two (2) inches in height stating:

**“Persons under the age of eighteen (18) are not permitted to enter the premises;”**

and

**“No alcoholic beverages of any type are permitted within the premises;”**

unless specifically allowed pursuant to a license duly issued by the Liquor Control Commission.

3. No product or service for sale or rental, or any picture or other representation of any product or service for sale or rental, shall be displayed so as to be visible to a person outside the building whether through a window or doorway or otherwise.
4. All off street and on site parking areas shall comply with the Zoning Ordinance and shall additionally be illuminated at all times as follows:
  - a. All off-street parking areas and entries of sexually oriented businesses shall be illuminated from dusk to closing hours of operation with a lighting system which provides an average maintained horizontal illumination of one foot-candle of light on all parking surfaces and/or walkways.
  - b. The premises of all sexually oriented businesses shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which the public is permitted access to provide an illumination of not less than one foot-candle of light as measured at the floor level.
5. All exterior refuse, trash and garbage receptacles shall be screened by solid fencing not less than six (6) feet in height or fully enclosed within an accessory structure.

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.