

ARTICLE 10

"B" BUSINESS ZONE

1001 PURPOSE

This zone is intended to accommodate retail and service activities, as well as multiple dwellings. Such activities are best regulated and most viable if located in a compact and densely grouped setting due to the generation of a large volume of vehicular traffic. It is further the intent of this zone to promote safe and efficient traffic access to and within the zone and to minimize any adverse effects of such uses upon adjoining zoning districts or existing land uses.

Development permitted under the "B" Business Zone will service a much larger geographic setting than the boundaries of Whitehall Township. With its unique position as the principal entry point of the Whitehall-Montague area, the Holton-Whitehall Road/Colby Street/U.S. 31 interchange offers several zoning challenges. This area is seen as a prime growth setting for business, multiple dwellings, and related land uses, taking advantage of the freeway exposure, tourists, travelers, and the relatively close proximity of this interchange to the Muskegon metro area. Further, it is the Township's goal to avoid, in and around this interchange, the usual legacy of freeway interchanges -- the maze of vehicular turning movements, trucking services, garish signs, unsightly developments, and the like. It is the intent to make the best land use decisions possible for the land in this zone, as a responsibility the Township must confront, not only for its own residents, but also for municipalities outside its boundaries.

Definitions relative to uses of land and structures within this zone are located in Section 402 of this Ordinance.

1002 PERMITTED USES

All permitted uses in this zone are subject to prior site plan review. Criteria and standards in excess of those typical regulations governing yards, lot sizes and the like may be specified for certain uses.

A. Motels and Hotels.

B. Vehicle Sales and Service: Sales and service dealerships of new or a

combination of new and used: automobiles, mobile homes, boats, campers, motorcycles, or other off-road vehicles or recreational vehicles, provided that all outside sales areas shall be paved.

C. Eating and drinking establishments.

D. Offices for personal or business services, such as but not limited to financial institutions, real estate offices, and professional offices.

E. General retail stores whose principal activity is the sale of merchandise to the public. These include such establishments as household appliance stores, furniture stores, supermarkets, clothing stores, variety stores, and other retail stores similar to the above.

F. Personal service establishments performing services on the premises such as barber and beauty shops, shoe repair shops, self-service laundry and dry cleaning establishments, dry cleaning and laundry pick-up stations, and other personal service establishments similar to and compatible with the above establishments.

G. Outdoor uses or sales accessory to the business conducted on the premises.

H. Any accessory structure or mechanical use customarily incidental to the principal use.

1003 SPECIAL USES

All special uses in this zone are subject to prior site plan review. Criteria and standards in excess of those typical regulations governing yards, lot sizes and the like may be specified for certain uses.

A. Shopping centers.

B. Gasoline service stations, with or without convenience stores; and automatic or self-service car wash establishments.

C. Sales or sales and service dealerships of used motor vehicles, provided that all outside sales areas shall be paved and such dealerships shall not sell, make available for sale, or allow on the premises: inoperable vehicles, salvage vehicles, or used vehicle parts.

D. Recreational facilities such as movie theaters, bowling alleys, and miniature golf.

- E. Essential service facilities and uses.
- F. Planned unit developments.
- G. Multiple family and two (2) family dwelling units.
- H. Dwelling units above the first floor.
- I. Tower special use district.

1004 LOT REQUIREMENTS

- A. No lot shall be created with a lot area less than fifteen thousand (15,000) square feet. Every structure hereafter erected or structurally altered shall be located upon a lot with a lot area of at least fifteen thousand (15,000) square feet, unless the lot is a lawfully nonconforming lot.
- B. The minimum lot width shall be one hundred (100) feet.
- C. There is no maximum lot coverage.
- D. The front yard setback shall not be less than eighty five (85) feet or equal to the established setback lines, as determined by the Planning Commission, whichever is less.
- E. The side yard setback on each side shall not be less than ten (10) feet, except in the case of a corner lot, where the side yard setback on the right-of-way not designated the front lot line shall not be less than eighty five (85) feet. These minimums may be reduced to as little as zero (0) feet with the approval of the Planning Commission

1005 STRUCTURE REQUIREMENTS

No structure shall be located less than fifty (50) feet from any A, AA or AM zone.

1006 OTHER REQUIREMENTS

- A. Landscaping shall be maintained in all required front, side and rear yards, in accordance with plans approved by the Planning Commission as a part of the site plan review.

B. All lighting shall be installed and maintained in such a manner as to confine the illumination source or divert glare to the property upon which the use is located and such that no glare or illumination shall adversely affect the welfare of an adjacent property.

C. Trash containers shall be enclosed on all sides by a fence, gate, or a structure aesthetically compatible with the development and surrounding property. The waste storage area shall be maintained free from litter and in a sanitary condition.

D. Heating, ventilation, or air conditioning (HVAC) units, storage tanks or similar appurtenances shall be properly screened.