

ARTICLE 11

C-2 BUSINESS DISTRICT

11.01 INTENT AND PURPOSE

Land, buildings, or structures in this zoning district may be used for the following uses only: retailing and services typically associated with the traveling public and not customarily associated with neighborhood conveniences. When any of these types of enterprises are allowed, they are to be regulated in a way that will respect the quietude of abutting residential districts.

11.02 ALLOWED USES

- A. For land and/or buildings, the allowed uses for the C-2 zone are as follows:
 - 1. All uses allowed in the C-1 Zone.
 - 2. Essential services.
 - 3. Outdoor display and storage.
 - 4. Eating and drinking places.
 - 5. Fraternal organizations and social clubs.

11.03 ACCESSORY USES

- A. The following accessory structures are allowed in the C-2 zoning district:
 - 1. Storage buildings: Accessory structures may not be located closer than 5 feet to any lot line. The cumulative size of all accessory buildings shall not exceed twice the total square footage of the principal structure. Accessory structures and buildings shall not be erected in the front yard.

11.04 SPECIAL LAND USES

- A. All allowed uses in the C-1 zone.
- B. Adult entertainment.
- C. Liquor stores.

D. Public Utilities

11.05 HEIGHT REGULATIONS

No building or structure shall exceed 35 feet in height.

11.06 AREA REGULATIONS

No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following setback, lot area, and building coverage requirements:

- A. Required front setback: There shall be a front setback of not less than 50 feet. Where the individual setbacks on the same side of a street between two intersecting streets have already been established by 50 percent or more of the existing properties, the average established setback will determine the required front setback.
- B. Required side setback:
1. Where the side of a lot in a C-2 zoning district abuts upon the side of a lot in any residential zoning district, that side setback shall be not less than 50 feet.
 2. No side setback shall be required when directly abutting other commercial uses or land included in a C-2 zoning district.
 3. Where the side yard of a lot abuts the side of a lot in the Industrial Zone, there shall be a side setback of not less than 10 feet.
(amended 3-8-04)
- C. Required rear setback:
1. Where the rear of a lot in a C-1 zoning district abuts upon a lot in any residential zoning district, there shall be a rear setback of not less than 25 feet.
 2. In all other cases, there shall be a rear setback of not less than 10 feet.
- D. Screening:
- Side yards and rear yards adjoining any lot in a residential zoning district shall be screened according to the landscaping requirements of this ordinance.
- E. Lot area:

The minimum lot area shall be 15,000 square feet; provided, however, that all private sewage disposal systems must be approved by the Allegan County Health Department.

F. Lot width:

The minimum lot width shall be 100 feet.