

CHAPTER 12

B-1 LOCAL BUSINESS DISTRICT

SECTION 12.1 PURPOSE

This District is intended to permit local retail business and service uses which are desirable to serve the residential areas of the County. In order to promote good business development s afar as is possible at an appropriate scale to adjoining residential areas, uses are prohibited which would create hazards, offensive or loud noises, vibration, smoke, glare, or heavy truck traffic. The intent of this District is to encourage the concentration of business uses, to the mutual advantage of both the consumers and merchants.

SECTION 12.2 USES PERMITTED BY RIGHT

Land and/or buildings in this District may be used for the following purposes By Right:

- A. Retail food establishments which supply groceries, fruits, vegetables, meats, dairy products, baked goods, confections, or similar commodities for consumption off the premises.
- B. Other retail businesses of a neighborhood character such as drug, variety, dry goods, clothing, notions, music, book, or hardware stores which supply commodities on the premises.
- C. Restaurants, not including drive-through facilities.
- D. Professional and business offices.
- E. Medical offices including clinics.
- F. Banks, credit unions, and similar financial institutions, not containing drive-in facilities.
- G. Personal service establishments which perform services on the premises, including barber and beauty shops, photographic studios, dry cleaners, electronics repair, and similar uses.
- H. Public buildings and public utility offices, but not including storage yards, substations, or regulator stations.
- I. Accessory buildings and uses, as defined in Sec. 2.11 and 2.12.

SECTION 12.3 SPECIAL APPROVAL USES

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter 19 are met.

- A. Drive-through establishments including banks, dry cleaners, pharmacies, and similar personal services with drive-through service.
- B. Drive-through restaurants.
- C. Mortuaries and funeral homes.
- D. Vehicle service stations.
- E. Vehicle wash establishments.
- F. Child care center (Commercial).
- G. Motels.
- H. Commercial recreation including mini-golf, driving ranges, bowling lanes, theaters, indoor skating rinks, billiard parlors, or similar uses.
- I. Planned Unit Development.
- J. Open Air Business.
- K. Mini Storage Facility.
- L. Adult Foster Care Home (January, 2009)
- M. Assembly buildings including dance halls, auditoriums, churches, and private clubs. (08.23.09)
- N. Solar Energy Farms. (12.2017)

SECTION 12.4 DISTRICT REGULATIONS

The following dimensional requirements shall be met for any use in this District, unless otherwise provided.

- A. Area: The minimum lot size in this District shall be ten thousand (10,000) sq. ft.
- B. Width: The minimum lot width in this District shall be eighty (80) ft.
- C. Front Yard: The minimum front yard setback in this District shall be fifty (50) ft.
- D. Rear Yard: The minimum rear yard setback in this District shall be thirty (30) ft.; provided that where a rear yard abuts any Residential District, a minimum of twenty (20) ft. of such setback area shall contain a landscaped buffer composed of evergreen trees or a fence suitable to provide visual screening from adjacent property and shall not be paved or used for parking, loading, vehicle maneuvering, or storage.
- E. Side Yard: No side yard setback shall be required; provided that where a side yard abuts any Residential District, a minimum side yard of twenty (20) ft. shall be provided and shall contain a landscaped buffer composed of evergreen trees or a fence suitable to provide visual screening from adjacent property and shall not be paved or used for parking, loading, vehicle maneuvering, or storage.
- F. Height: No principal building in this District shall exceed a height of thirty (30) ft. or two (2) stories, whichever is less.
- G. Lot Coverage: The total area of all buildings on the parcel shall not exceed a maximum of thirty-five (35) percent of the parcel size.
- H. Floor Area: No minimum floor area is required in this District.

SECTION 12.5 OTHER PROVISIONS

All uses permitted by Right or Special Approval shall comply with all applicable provisions of this Zoning Ordinance, including but not limited to those listed below as a reference guide.

Chapter 1	Definitions
Chapter 2	General Provisions
Chapter 17	Site Plan Review
Chapter 18	Parking and Signs

CHAPTER 13 B-2 GENERAL BUSINESS DISTRICT

SECTION 13.1 PURPOSE

This District is intended to provide for the general community and area-wide commercial and service needs of Ogemaw County and for the orderly development and concentration of such uses. The District should be established along major County roads which can satisfactorily accommodate the large volumes of vehicular traffic typically associated with such commercial concentrations.

SECTION 13.2 USES PERMITTED BY RIGHT

Land and/or buildings in this District may be used for the following purposes By Right:

- A. Any use permitted By Right in the B-1 District.
- B. Any retail business whose principal activity is the sale of merchandise within an enclosed building.
- C. Service establishments, including printing, publishing, photo reproduction, blueprinting, and related trades or arts.
- D. Public buildings and service installations.
- E. Health and physical fitness establishments.
- F. Restaurants, clubs, and other drinking establishments, not including drive-through facilities.
- G. Accessory buildings and uses, as defined in Sec. 2.11 and 2.12.

SECTION 13.3 SPECIAL APPROVAL USES

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter 19 are met.

- A. Drive-through establishments.
- B. Open air businesses.
- C. Vehicle service stations.
- D. Vehicle wash establishments.
- E. Mortuaries and funeral homes.
- F. Commercial recreation facilities including mini-golf, driving ranges, bowling lanes, theaters, indoor skating rinks, billiard parlors, or similar uses.
- G. Child care center (Commercial).
- H. Veterinary hospitals, clinics, and kennels.
- I. Assembly buildings including dance halls, auditoriums, churches, and private clubs.
- J. Marinas.
- K. Planned Unit Development.
- L. Bulk oil, gasoline and propane storage and distribution facilities. (June,2008)
- M. Adult Foster Care Home (January 2009)
- N. Solar Energy Farms. (12.2017)

SECTION 13.4 DISTRICT REGULATIONS

The following dimensional requirements shall be met for any use in this District, unless otherwise provided.

- A. Area: The minimum lot size in this District shall be fifteen thousand (15,000) sq. ft.
- B. Width: The minimum lot width in this District shall be eighty (80) ft.
- C. Front Yard: The minimum front yard setback in this District shall be fifty (50) ft.
- D. Rear Yard: The minimum rear yard setback in this District shall be thirty (30) ft.; provided that where a rear yard abuts any Residential District, a minimum of twenty (20) ft. of such setback area shall contain a landscaped buffer composed of evergreen trees or a fence suitable to provide visual screening from adjacent property and shall not be paved or used for parking, loading, vehicle maneuvering, or storage.
- E. Side Yard: No side yard setback shall be required; provided that where a rear yard abuts any Residential District, a minimum side yard of twenty (20) ft. shall be provided and shall contain a landscaped buffer composed of evergreen trees or a fence suitable to provide visual screening from adjacent property and shall not be paved or used for parking, loading, vehicle maneuvering, or storage.
- F. Height: No principal building in this District shall exceed a height of thirty (30) ft. or two (2) stories, whichever is less.
- G. Lot Coverage: The total area of all buildings on the parcel shall not exceed a maximum of thirty-five (35) percent of the parcel size.
- H. Floor Area: No minimum floor area is required in this District.

SECTION 13.5 OTHER PROVISIONS

All uses permitted by Right or Special Approval shall comply with all applicable provisions of this Zoning Ordinance, including but not limited to those listed below as a reference guide.

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CHAPTER 14 B-3 HIGHWAY BUSINESS DISTRICT

SECTION 14.1 PURPOSE

The Highway Business District is intended to provide areas for commercial establishments which cater primarily to the needs of the motoring public. Typical uses offer accommodations and services to motorists, specialized retail outlets and commercial amusement enterprises. The requirements of this District are developed to minimize traffic hazards and interference with other related uses in the vicinity. These uses are thus encouraged to locate near major highways and interchange areas where their heavy traffic and other characteristics will not prove detrimental or incompatible.

SECTION 14.2 USES PERMITTED BY RIGHT

Land and/or buildings in this District may be used for the following purposes By Right:

- A. Any use permitted By Right in the B-2 District.
- B. Motels.
- C. Vehicle service stations.
- D. Vehicle wash establishments.
- E. Drive-through establishments.
- F. Accessory uses and buildings, as defined in Sec. 2.11 and 2.12.

SECTION 14.3 SPECIAL APPROVAL USES

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter 19 are met.

- A. Vehicle repair establishments.
- B. Mortuaries and funeral homes.
- C. Commercial recreation facilities including mini-golf, driving ranges, bowling lanes, theaters, indoor skating rinks, billiard parlors, or similar uses.
- D. Child care center (Commercial).
- E. Veterinary hospitals, clinics, and kennels.
- F. Building supply and equipment establishments.
- G. Open air businesses.
- H. Amusement parks.
- I. Mini-storage garages.
- J. Commercial enterprises producing merchandise to be sold at retail on the premises
- K. Planned Unit Development.
- L. Adult Foster Care Home (January, 2009)
- M. Assembly buildings including dance halls, auditoriums, churches, and private clubs. (08.23.09)
- N. Solar Energy Farms. (12.2017)
- O. Homeless Shelter/Transitional Housing (12.2017)

SECTION 14.4 DISTRICT REGULATIONS

The following dimensional requirements shall be met for any use in this District, unless otherwise provided.

- A. Area: The minimum lot size in this District shall be forty thousand (40,000) sq. ft.
- B. Width: The minimum lot width in this District shall be one hundred (100) ft.
- C. Front Yard: The minimum front yard setback in this District shall be fifty (50) ft. No parking area, except for driveways, shall be located within twenty (20) ft. of the right-of-way line. This required parking setback area shall be planted and maintained as a landscaped yard.
- D. Rear Yard: The minimum rear yard setback in this District shall be thirty (30) ft.; provided that where a rear yard abuts any Residential District, a minimum of twenty (20) ft. of such setback area shall contain a landscaped buffer composed of evergreen trees or a fence suitable to provide visual screening from adjacent property and shall not be paved or used for parking, loading, vehicle maneuvering, or storage.
- E. Side Yard: No side yard setback shall be required; provided that where a side yard abuts any Residential District, a minimum side yard of twenty (20) ft. shall be provided and shall contain a landscaped buffer composed of evergreen trees or a fence suitable to provide visual screening from adjacent property and shall not be paved or used for parking, loading, vehicle maneuvering, or storage.
- F. Height: No principal building in this District shall exceed a height of thirty (30) ft. or two (2) stories, whichever is less.
- G. Lot Coverage: The total area of all buildings on the parcel shall not exceed a maximum of thirty-five (35) percent of the parcel size.
- H. Floor Area: No minimum floor area is required in this District.

SECTION 14.5 OTHER PROVISIONS

All uses permitted by Right or Special Approval shall comply with all applicable provisions of this Zoning Ordinance, including but not limited to those listed below as a reference guide.

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