

## ARTICLE XI

### B-1 NEIGHBORHOOD BUSINESS DISTRICTS (amended 4/20/2011)

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#### SECTION 1100 INTENT

The B-1 Neighborhood Business District, is established to meet the shopping and service needs of persons in nearby residential areas.

#### SECTION 1101 PERMITTED USES

In a B-1 Neighborhood Business District, no building or land shall be used or erected, except for one (1) or more of the following specified uses unless otherwise provided in this Ordinance:

- a. Any use permitted in the OS-1 District, subject to the regulations applicable in the following Sections of the Article.
- b. Establishments supplying commodities on the premises, such as but not limited to: florists, dry goods, clothing, hardware, restaurants and establishments with baked goods including carry-out (consumption on the premises is permitted in shopping centers provided there are no more than sixty (60) seats). (amended 4/20/11)
- c. Personal service establishments performing services on the premises, including, but not limited to: repair shops, tailor shops, beauty parlors or barber shops.
- d. Dry cleaning establishments, or pick-up stations, dealing directly with the consumer and not using or storing hazardous materials.
- e. Business establishments which perform services on the premises, such as, but not limited to: banks and their drive-through facilities, loan companies, insurance offices and real estate offices.
- f. Professional medical offices of physicians, dentists, optometrists, medical care centers and similar professions.
- g. Shopping centers with any of the above uses up to fifteen thousand (15,000) square feet of gross floor area. (amended 2/14/96)
- h. Child care or day care centers when meeting the standards listed in Section 801(h). (amended 2/14/96)
- i. Banks and financial institutions with up to three (3) drive-through lanes.
- j. Churches and other religious institutions and related facilities.
- k. Accessory essential public services and structures, excluding buildings and storage yards.
- l. Publicly owned libraries, parks, parkways, recreational facilities, court buildings, post offices, community centers, and civic centers and municipal buildings, provided the building architecture and materials are consistent with the materials used at the Grand Blanc City Hall.

- m. Accessory uses, buildings and structures customarily incident to the above uses as defined in Article II and meeting the standards of Section 312-317.

All of the above listed businesses, facilities and uses, including private and public facilities, which use, store or generate hazardous substances and polluting materials in quantities greater than twenty-five (25) gallons or two hundred twenty (220) pounds per month shall require Special Land Use Review.

(amended 2/14/96)

## **SECTION 1102 SPECIAL LAND USES**

The following uses may be permitted, upon review and approval by the City Council, in accordance with the general standards for all Special Land Uses listed in Section 2102, and the standards for the specific use listed in Section 2110.

- a. Convenience stores.
- b. Shopping centers with a gross floor area of fifteen thousand one (15,001) to forty-five thousand (45,000) square feet. (amended 3/12/08)
- c. Essential public service buildings; telephone exchange buildings; substations, and pumping stations, but without storage yards.
- d. Expansion of an apartment unit within existing buildings in the B-1 District may be permitted, subject to meeting the following standards:
  - 1. Two (2) means of access shall be provided to the residential apartment unit. The primary access shall not be through the existing business establishment.
  - 2. A minimum of two (2) off-street parking spaces shall be required for the apartment unit in addition to the minimum required parking spaces for the principal business use.
  - 3. Minimum floor area requirements for the residential apartment unit shall be the same as those required for units in the LDMF and HDMF residential districts. There shall be no more than one (1) residential apartment per building.
  - 4. The residential apartment use shall not detract or otherwise negatively impact adjacent development or detract from the business of the principal permitted use.
- e. Banks and financial institutions with more than three (3) drive-through lanes.
- f. Uses of the same nature or class as the majority of the uses listed in this district as either a Principal Permitted Use or a Special Land Use, but not listed elsewhere in this Zoning Ordinance, as determined by the City Council, following a Planning Commission public hearing and recommendation. The determination shall be based on the standards of Section 309. Any use not listed and not found to be "similar" is prohibited in this zoning district.
- g. Accessory uses, buildings and structures customarily incidental to an approved Special Land Use Permit as permitted with the approved Special Land Use permit. (amended 2/14/96)
- h. Outdoor cafes (amended 3/12/08)

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(25) gallons or two hundred twenty (220) pounds per month shall require Special Land Use Review.  
(amended 2/14/96)

**SECTION 1103      REQUIRED CONDITIONS**

- a. All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises where produced.
- b. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.

**SECTION 1104      ADDITIONAL SITE DEVELOPMENT STANDARDS**

All Permitted and Special Land Uses shall comply with all applicable provisions of the Zoning Ordinance including those listed below as a reference guide.

- a. Article II:                Definitions
- b. Article III:             General Provisions for Standards on a variety of items such as: calculation of buildable lot, temporary uses and seasonal events; parking and repair of vehicles; fences; reception antennae; limitations on clearing and grading site, etc.
- c. Article XX:            Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.)
- d. Article XXII:         Parking, parking area landscaping, loading/unloading, and driveway spacing standards.
- e. Article XXIII:        Landscaping Standards
- f. Article XXIV:        Site Plan Review Standards
- g. Ordinance 116        Sign Ordinance (Chapter 1480)
- h. Ordinance 220        Flood Damage Prevention Ordinance
- i. Ordinance 216        Subdivision Control Ordinance