

ARTICLE XIII

B-3 GENERAL BUSINESS DISTRICTS (amended 3/12/2008)

SECTION 1300 INTENT

The B-3 General Business District is designed to provide for more intense and diversified business establishments which may be incompatible in the Neighborhood Business District or the Community Business District.

SECTION 1301 PERMITTED USES

In a B-3 General 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 retail business or service establishment permitted in B-1 and B-2 Districts as Permitted Uses up to sixty thousand (60,000) square feet of gross floor area. (amended 2/14/96)
- b. Bus passenger stations.
- c. Mechanical amusement device centers and arcades.
- d. Shopping centers of up to sixty thousand (60,000) square feet of gross floor area.
- e. Essential public services and essential public service buildings.
- f. Accessory uses, buildings and structures customarily incidental to the above uses, as defined in Article II and meeting the standards of Sections 312-317.
- g. Outdoor cafes (amended 3/12/08)

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 1302 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. Automobile washes (automatic or self-service).
- b. Automobile or vehicle dealership.
- c. Automobile service center (oil change, muffler shops, minor repair, etc. - see definition).
- d. Automobile service (gasoline) station and gasoline sales as an accessory use.
- e. Adult regulated uses.
- f. Banks and similar financial institutions with more than three (3) drive-through lanes.
- g. Commercial outdoor sales and open air businesses as a principal or accessory use. (amended 2/14/96)
- h. Essential public service storage yards.
- i. General and specialty hospitals.

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- j. Kennels (commercial) without outdoor pens.
- k. Motels, hotels and related facilities.
- l. Recreation: commercial indoor and outdoor establishments (such as bowling alleys, ice arenas, etc.) golf courses, country clubs and par three golf courses.
- m. Recreation: golf driving ranges and miniature golf courses.
- n. Recreation: private recreational clubs.
- o. Restaurants with drive-through or drive-in facilities.
- p. Shopping centers over 60,000 square feet of gross floor area.
- q. Theaters, concert halls and play houses.
- r. Urgent medical care centers.
- s. Veterinary clinics with no outdoor holding pens.
- t. Uses of the same nature or class as the majority of the uses listed in this district as either a Principal Use Permitted 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.
- u. 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)

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 1303 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; 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 and loading/unloading 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