

ARTICLE 12

CBD - CENTRAL BUSINESS DISTRICT

50.1200 Uses Permitted. [[In addition to the general regulations to which all buildings and uses are subject as provided in Article 3 of this Chapter, no building or premises shall be used and no building shall hereafter be erected or altered in the CBD, Central Business District, except for one of the uses hereinafter provided. Within the CBD, Central Business District, all uses must be conducted totally “within a building”, as defined in Section 50.201(33) of Article 2 of this Chapter, except as provided in Section 50.1202 and Section 50.1205 of this Article 12]]^{129, 137} [or in any other ordinance separately adopted by the City of Harbor Springs pertaining to uses not within a building.]¹⁴⁴

50.1201 Permitted Principal Uses and Buildings.

(1) Offices for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, photographic, sales organizations, insurance offices, real estate offices and similar uses.

(2) Banks, credit unions, and savings and loan associations.

(3) [Retail business, including Food Markets, Full Line and Food Markets, Specialty, and other retail businesses which sell commodities not to be used or consumed on the premises, including, but not limited to: drugs and sundries, dry goods, clothing, notions and hardware.]⁷⁸

(4) Personal service establishments which perform services on the premises, such as but not limited to: repair shops (watches, radio, television, shoe and the like), tailor shops, beauty parlors, barber shops, and self-service laundries.

(5) [Second and third-story residential dwelling units in buildings in existence as of October 24, 1976, subject to the on-site, off-street parking requirements for single family residential dwelling units provided in Article 18 of this Chapter, provided for residential dwelling units containing less than 900 square feet, only 1 parking space need be provided.]⁹⁶

(6) Museums or art galleries.

(7) Municipally-owned and/or occupied buildings.

(8) [Residential dwelling units on the second story only of new buildings not in existence as of October 24, 1976, subject to the on-site, off-street parking requirements for single family residential dwelling units provided in Article 18 of this Chapter, provided for residential dwelling units containing less than 900 square feet, only 1 parking space need be provided.]⁹⁷

(9) [A public assembly building, similar to a theatre or auditorium.]¹³³

50.1202 Special Land Uses. The following special land uses and similar uses shall be permitted in this zoning district only after proper notice has been given as required by State law and after review and approval has been granted by the Planning Commission subject to the requirements and standards of Article 21 of this Chapter.

(1) Vehicular service stations, with or without convenience stores, subject to the same regulations as are provided in Article 13, Section 50.1302(3), with specific evaluation of the following criteria:

- (a) Number of stations already in the CBD.
- (b) Signs.
- (c) Outside displays.
- (d) Number of vehicles to be parked outside.
- (e) Entrance design.