

## ARTICLE 14

## B-2 - GENERAL BUSINESS DISTRICT

**50.1400 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 B-2, General Business District, except for the following uses:

- (1) Any use permitted as a principal use in the B-1, Business District, subject to any restrictions on such uses in the B-1 District, excluding any single family dwellings or second story living units.
- (2) Public assembly building, similar to a theater or an auditorium.
- (3) Indoor recreational use, including a bowling alley, billiard or pool parlor.
- (4) Shop for custom work, i.e., shop for making articles or products to be sold at retail on the premises; provided that the conduct of such business is not objectionable as being odorous, unsightly or noisy.
- (5) Motor vehicle sales room.
- (6) [Commercial laundry or dry cleaner.
- (7) Combined retail-wholesale business when conducted entirely within a building, i.e., sale and storage in bulk of clothing, drugs, dry-goods, food, furniture, hardware, machinery, metals, paints, paint supplies, pipe, rubber and shop supplies.
- (8) Dental, medical or clinical laboratory.
- (9) [Shopping Center.]<sup>63,80</sup>
- (10) [Off-street Parking Lot, subject to the requirements of Article 18.]<sup>143</sup>

**50.1401 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) [Restaurants, Full Line, and Restaurants, Specialty. Off street parking for such Restaurants shall be as provided in Article 18 of this Code.]<sup>81</sup>
- (2) Hotel or motel.
- (3) Auto repair garage or car wash:
  - (a) Before a permit is issued to build, occupy or construct the above-cited uses on any site where eighty percent (80%) of the buildings within a radius of four hundred (400) feet of any part of the proposed site are used exclusively for residential dwelling purposes there shall be on file in the office of the City Manager the written consent of eighty percent (80%) of the property owners according to total frontage on any public street within a radius of four hundred (400) feet of any part of the premises whereon this use is to be occupied or constructed and not separated therefrom by more than one (1) street or one (1) alley, and the location and plans shall have been submitted to and approved by the Planning Commission of Harbor Springs.
  - (b) All wrecked or dismantled vehicles are kept within a building.
- (4) Coin operated amusement device arcade.
- (5) Video Store.
- (6) Similar business uses to those provided in Section 50.1400 above.
- (7) [A Coffee/Beverage Bar (See definition in Section 50.202(7)), subject to the following special conditions:

(a) The applicant must specify the food types and beverages to be provided to patrons.

(b) An on-site bathroom must be provided for patrons.

(c) No additional parking requirement shall be necessary for the Coffee/Beverage Bar.]<sup>40</sup>

**50.1402 Building Height, Area and Yard Requirements.**

(1) Minimum front yard setback shall be twenty (20) feet.

(2) Minimum rear yard setback shall be twenty (20) feet.

(3) Minimum side yard setback shall be ten (10) feet; minimum side yard setback on a corner lot shall be twenty (20) feet measured from the side street lot line.

(4) The maximum percentage of lot coverage, along with the percentage of the lot devoted to driveways, parking lots and other paved areas, shall not exceed ninety percent (90%).

(5) Maximum building height shall be two (2) stories and shall not exceed thirty (30) feet.

**50.1403 Signs.** Subject to the general restrictions on signs contained in Section 50.303 of Article 3 of this Chapter, the following signs (and the following signs only) are permitted within this District:

(1) One (1) principal sign shall be permitted per establishment.

(2) The maximum sign area of principal signs per building in this District shall not exceed that determined under Section 50.303(9).

(3) All signs in this District must be wall signs provided, one free standing sign with a sign area not exceeding sixteen (16) square feet

if one sided, and thirty-two (32) square feet if two sided, may be permitted per lot, provided, the area of any free standing sign shall reduce the permitted sign area per building determined as aforesaid.

(4) A sign if free standing shall be set back at least five (5) feet from any front lot line and in the case of a corner lot, from any corner side lot line.

(5) [Neon and internally illuminated signs are permitted subject to the restrictions of subsection (2) above, provided no more than two (2) such signs are permitted per establishment and all such signs shall be located inside the exterior building face and the size of the neon or internally illuminated sign shall meet the following requirements:

(a) If such a sign is attached to or within fifteen (15) feet from the front window, the sign shall not exceed two (2) square feet in area.

(b) If such a sign is beyond fifteen (15) feet but less than thirty (30) feet from the front window, the sign shall not exceed four (4) square feet in area.

(c) If such a sign is beyond thirty (30) feet from the front window, the sign shall not exceed six (6) square feet in area.

(d) Any internally illuminated signs including vending machines or similar types of equipment or devices are prohibited outside the exterior of a building. Vending machines or similar equipment or devices located inside a building, containing signage provided by the supplier of the vending machine or equipment, that is related specifically to the product dispensed by the device or equipment, and that only incidentally promotes the interests of the business in which said equipment or device is located, shall be exempt from the provisions of Section 50.301 and 50.303 of this Code.]<sup>123</sup>