

ARTICLE XII
B-1 -- RESTRICTED BUSINESS DISTRICT

Preamble:

The B-1 Restricted Business District is designed to give Alpena Township a business district that is somewhat more selective than a General Business District, to provide for the establishment of neighborhood shopping areas, personal services and professional office areas that are primarily compatible with and of service to Township residential uses.

Sec. 1200. Principal Uses Permitted:

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

- A. Office buildings for any of the following occupations: executive, administrative, professional, governmental and sales offices.
- B. Medical and dental offices, including clinics.
- C. Banks and financial institutions.
- D. Any generally recognized retail business which supplies such commodities as: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods and notions or hardware, or nurseries stock.
- E. Any personal service establishment which performs such services as, but not limited to: shoe repair, tailor shops, beauty parlors, barber shops, interior decorators, photographers, dry cleaners and self-service laundries.
- F. Private clubs and lodge halls.
- G. Churches.
- H. Other uses similar to the above uses.
- I. Utility, public service, institutional or educational facilities and uses requiring buildings greater than one-hundred (100) square feet, when operating requirements necessitate the locating of said facilities within the District in order to serve the immediate vicinity.
- J. All uses shall be subject to the following limitations:
 - 1. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
 - 2. All business, servicing or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.
- K. Accessory buildings and uses customarily incidental to the above permitted uses, subject to Article XVIII, Section 1803.
- L. Dwelling unit attached to permitted B-1 use.
- M. Non-commercial public and private parks, playgrounds, recreational areas, camping grounds, hunting grounds, fishing sites, and wildlife preserves, including sportsmen's clubs and associations.
- N. Apartments.

- O. Non-commercial recreation.
- P. Commercial kennel.

Sec. 1201. Uses Permitted on Special Approval:

The following uses shall be permitted, subject to the conditions herein imposed, and the provisions set forth in Section 1807:

- A. Gasoline service station for sale of gasoline, oil and minor accessories provided further that:
 - 1. Entrance and exits shall be no less than twenty-five (25) feet from a street intersection or residential district.
 - 2. All lighting shall be shielded so as not to glare or reflect upon any residential district.
 - 3. There shall be provided, on those sides abutting or adjacent to a residential district or use, a six (6) feet completely obscuring wall, fence or landscape screen, measured from the surface of the ground of the abutting residential district or use.
 - 4. The minimum lot area shall be ten thousand (10,000) square feet with a minimum lot frontage of one hundred (100) feet and so arranged that ample space is available for motor vehicles which are required to wait.
 - 5. Gasoline pumps, air and water hose stands and other appurtenances shall be setback not less than fifteen (15) feet from all street right-of-way lines.
- B. Restaurants provided that:
 - 1. All lighting shall be shielded so as not to glare or reflect upon any residential district.
 - 2. All patrons are served while seated within the building occupied by such establishment, and where said establishment does not extend as an integral part of, or accessory thereto, any service of a drive-in or open front store.
- C. Motels, hotels, cabin courts and tourist lodging facilities provided:
 - 1. The use will not be detrimental or cause any nuisances to surrounding districts and uses.
 - 2. There is direct access onto a major thoroughfare or secondary thoroughfare.
 - 3. The location is logical for attracting tourists or seasonal visitors passing through the Township.
 - 4. All lighting shall be shielded so as not to glare or reflect upon any residential district.
- D. Accessory structures and uses customarily incident to the above permitted uses, subject to Article XVIII, Section 1803.

Sec. 1202. Area and Bulk Requirements:

See "SCHEDULE OF REGULATIONS" - Article XVII, limiting height and bulk of buildings and the maximum density permitted.