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Southgate, MI Code of Ordinances

CHAPTER 1280

C-3 Thoroughfare Service Districts

1280.01 Intent.

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1280.04 Required conditions.

CROSS REFERENCES

Power to regulate businesses - see CHTR. Sec. 4(14), (15)

Zoning and planning in home rule cities - see M.C.L.A. Sec. 117.4i

Regulation of location of trades, buildings and uses by local authorities - see M.C.L.A. Sec. 125.581

Regulation of buildings; authority to zone - see M.C.L.A. Sec. 125.582

Regulation of congested areas - see M.C.L.A. Sec. 125.583

Uses of land or structures not conforming to ordinances; powers of legislative bodies; acquisition of property - see M.C.L.A. Sec. 125.583a

Effect of zoning ordinance or zoning decision in presence of demonstrated need for certain land use - see M.C.L.A. Sec. 125.592

Licensing of businesses - see B.R. & T. Ch. 802

Schedule of area regulations - see P. & Z. 1298.01

1280.01 INTENT.

C-3 Thoroughfare Service Districts are intended to serve the needs of motor vehicle traffic at or near the intersections of major thoroughfares or freeway interchanges. Avoiding undue congestion at intersections by promoting safe and efficient traffic flow, thereby diminishing the adverse influences of traffic on adjacent land uses, are principal considerations in the application of the C-3 District.

(Ord. 458. Passed 1-4-89.)

1280.02 PRINCIPAL USES PERMITTED.

In a C-3 Thoroughfare Service District, no building or land shall be used and no building shall be erected except for any retail business or service establishment permitted in the C-2 District as a principal permitted use, unless otherwise provided in this Zoning Code.

(Ord. 458. Passed 1-4-89.)

1280.03 USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.

In a C-3 Thoroughfare Service District, the following uses shall be permitted subject to the conditions hereinafter imposed for each use, and subject further to approval by the Planning Commission in accordance with the public hearing requirements set forth in Section 1262.07:

(a) Any retail business or service use permitted in the C-2 District as a use permitted subject to special conditions and subject to conditions set forth therein.

(Ord. 458. Passed 1-4-89.)

(b) (EDITOR'S NOTE: Subsection (b) was repealed by Ordinance 579, passed August 8, 1995.)

1280.04 REQUIRED CONDITIONS.

The following conditions, where applicable, shall apply to all uses permitted under this chapter:

(a) See Section 1298.01 for limitations on the height and bulk of buildings, the minimum size of lots by permitted land use, the maximum dwelling unit density permitted, building setbacks and development options.

(b) All business, servicing or processing, except as otherwise permitted in the C-3 District, and except for off-street parking or loading/unloading, shall be conducted within a completely enclosed building.

(c) See Chapters 1292 and 1298 for provisions regarding:

- (1) Accessory uses
- (2) Off-street parking and loading
- (3) Site plan review
- (4) Improvement guarantees
- (5) Landscape planting standards
- (6) Exterior lighting
- (7) Corner clearance
- (8) Screen walls and earth berms
- (9) Frontage on a public street
- (10) Access to major thoroughfares
- (11) Exterior building wall facades
- (12) Signs

(Ord. 458. Passed 1-4-89.)