

FRANKENLUST TOWNSHIP

BAY COUNTY, MICHIGAN

Effective Date: January 1, 2014 (9/20/23 Update)

Article 4.0
Zoning Districts

Section 4.109 Community Commercial (C-2) District.

The General Commercial (C-2) District is hereby established as a Business District to provide suitable locations for general comparison retail, service, and office establishments that service the entire Township and surrounding area. Retail establishments in this district are of the comparison shopping type and tend to rely on a market area much larger than the type of local establishments most suitable for the C-1 District. However, the C-1 District Principal Uses listed in Article 6.0, along with the C-1 Accessory Uses are allowed in this district. The C-1 Special Uses listed in Article 6.0 are not allowed in this district.

It is the intent of the C-2 District to encourage clustering of complementary business establishments, with the intent of avoiding strip commercial development, lessening traffic congestion by reducing the number of commercial driveways opening on to the public roads, and improving the safety and convenience of patrons. Establishments permitted in this district will usually be located only on primary roads and highways. The location and arrangement of each district shall be consistent with the Township's Master Plan and the availability of public services and infrastructure to serve all of the potential land uses in the district.

Section 4.110 General Commercial (C-3) District.

The General Commercial (C-3) District is hereby established as a Business District to provide suitable locations for retail, service, and related commercial enterprises that primarily cater to the motoring public, plus compatible and accessory uses, may be located without encroaching into other districts where their unique needs or circumstances would render them undesirable.

It is the intent of the C-3 District to encourage clustering of the permitted business establishments, with the intent of avoiding strip commercial development, lessening traffic congestion by reducing the number of commercial driveways opening on to the public roads, and improving the safety and convenience of patrons. Establishments permitted in this district will usually be located only on primary roads and highways. The location and arrangement of each district shall be consistent with the Township's Master Plan and the availability of public services and infrastructure to serve all of the potential land uses in the district. The C-1 and C-2 District Principal Uses listed in Article 6.0, along with the C-1 and C-2 Accessory Uses are allowed in the C-3 district. The C-1 and C-2 Special Uses listed in Article 6.0 are not allowed in the C-3 district.