

Chapter 4

AG, Agricultural Zoning District Regulations

(See the Zoning Districts Map for the location and boundaries of the AG zoning district.)

Section 4.01 Description and Purpose

This zoning district is intended to accommodate and protect the strict use of land for agricultural purposes for those areas that are currently under cultivation, and to preserve wetlands, woodlands, and other lands in an open and undisturbed state. Farming, crop cultivation, dairy and livestock operations, and limited rural estate single family dwellings are suitable uses in this district. This district is intended to protect areas of existing uses of this nature until such time as they are ready to be utilized as intended in the City Land Use Plan.

Section 4.02 Uses Permitted by Right

The following uses and structures are permitted by right in the AG zoning district in accordance with Section 4.04 and any other applicable provisions (see also Chapter 15):

- A. Agriculture
- B. Greenhouses
- C. Minor home occupations (see also Section 12.09)
- D. Roadside stands (see also Section 12.18)
- E. Single family dwellings
- F. Planned unit development (see also Chapter 17)
- G. Accessory uses and structures customarily incidental to the above permitted uses (see also Section 11.05)
- H. Adult Foster Care Family Home (see also Section 12.22)
- I. Family Child Day Care Home (see also Section 12.22)
- J. Foster Family Home (see also Section 12.22)

- K. Foster Family Group Home (*see also Section 12.22*)

Section 4.03 Uses Permitted by Special Use Permit

The following uses and structures are permitted in the AG zoning district only after the approval of a Special Use Permit in accordance with the requirements of Chapter 16, and in accordance with Section 4.04 and any other applicable provisions (*see also Section 16.04*):

- A. Cemeteries
- B. Churches, Synagogues, and other religious facilities and buildings customarily incidental thereto (*see also Section 12.07*)
- C. Golf courses and country clubs (*see also Section 12.10*)
- D. Kennels (*see also Section 12.12*)
- E. Schools, public and private (*see also Section 12.19*)
- F. Major home occupations (*see also Section 12.09*)
- G. Top soil, sand, gravel, or other mineral extraction (*see also Section 12.23*)
- H. Municipal, County, City, Regional, and State owned buildings and service facilities when in character with the surrounding residential and agricultural area (*see also Section 12.16*)
- I. Outdoor recreation facility (*see also Section 12.10*)
- J. Public stables
- K. Veterinary offices and clinics (*see also Section 12.26*)
- L. Wireless communication facilities and support structures (*see also Section 12.27*)
- M. Group Child Day Care Home (*see also Section 12.22*)
- N. Publicly owned & operated parks, playgrounds, and recreational uses.

Section 4.04 Development Standards

All lots, building and structures in the AG zoning district shall comply with the minimum standards set forth in this section. Furthermore, no zoning permit shall be issued for any development unless and until it has been demonstrated that the proposed development shall be in compliance with the development standards set forth below.

A. *Minimum Lot Dimensions*

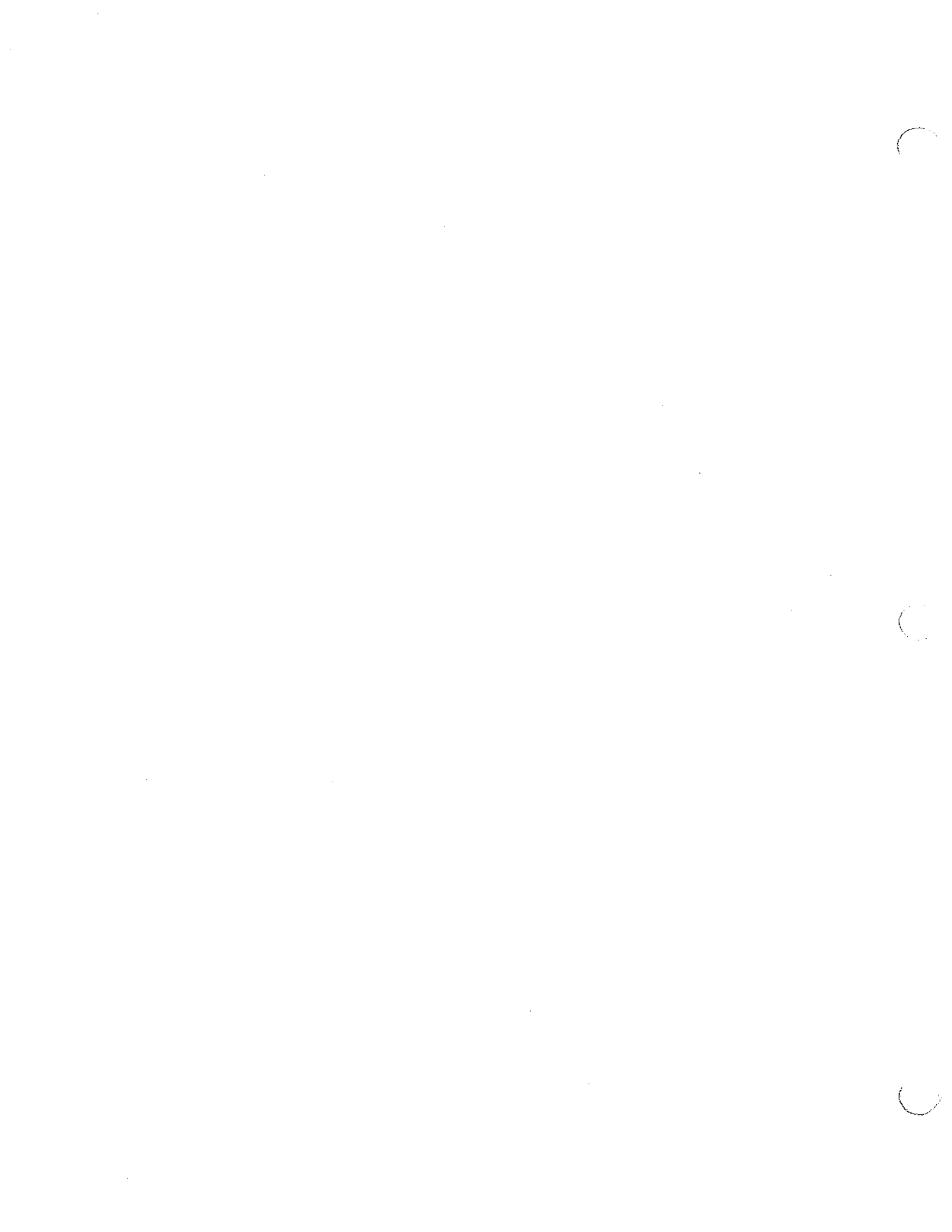
1. LOT AREA – The minimum lot area shall be one (1) acre.
2. LOT WIDTH – The minimum lot width shall be one-hundred twenty (120) feet.

B. *Minimum Yard Requirements*

1. FRONT YARD – Any and all front yards shall be at least twenty-five (25) feet in depth.
2. REAR YARD – Any and all rear yards shall be at least fifty (50) feet in depth.
3. SIDE YARD – Any and all side yards shall be at least twenty (20) feet in depth.

C. *Building and Structure Standards*

1. HEIGHT – No building or structure shall exceed thirty-five (35) feet in height with the exception of structures used solely for agriculture.
2. MINIMUM FLOOR AREA – Each dwelling unit shall have a minimum floor area of one-thousand two hundred (1,200) square feet.
3. LOT COVERAGE – Lot coverage shall not exceed thirty-five percent (35%).



Chapter 5

R-1, Neighborhood Residential Zoning District Regulations

(See the Zoning Districts Map for the location and boundaries of the R-1 zoning district.)

Section 5.01 Purpose and Intent

This zoning district is intended to support residential development in and around the existing neighborhoods of Gobles. This district recognizes that the neighborhood areas in Gobles help establish the character of the community and contribute to its aesthetic and social activities. To protect these neighborhoods and encourage new development to fit into and mold itself after these neighborhoods, this district establishes regulations based on the quality and standard of development established throughout the District. By providing the tools to protect these neighborhoods for the future, we hope to continue to preserve this part of the City heritage. The regulations of this district seek to provide for greater flexibility in the location and use of lands, buildings, and structures around inland lakes and waterways as compared to other residential districts in Gobles.

Section 5.02 Uses Permitted by Right

The following uses and structures are permitted by right in the R-1 zoning district in accordance with Section 5.04 and any other applicable provisions (see also Chapter 15):

- A. Minor home occupations (See also Section 12.09)
- B. Single family dwellings
- C. Planned unit developments (See also Chapter 17)
- D. Accessory uses and structures customarily incidental to the above permitted uses (See also Section 11.05)
- E. Adult Foster Care Family Home (see also Section 12.22)
- F. Family Child Day Care Home (see also Section 12.22)
- G. Foster Family Home (see also Section 12.22)
- H. Foster Family Group Home (see also Section 12.22)

Section 5.03 Uses Permitted by Special Use Permit

The following uses and structures are permitted in the R-1 zoning district only after the approval of a Special Use Permit, in accordance with the requirements of Chapter 16, and in accordance with Section 5.04 and any other applicable provisions (see also Section 16.04):

- A. Major home occupations (see also Section 12.09)
- B. Churches, Synagogues, and other religious facilities and buildings customarily incidental thereto (see also Section 12.07)
- C. Schools, public and private (see also Section 12.19)
- D. Municipal, County, City, Regional, and State owned buildings and service facilities when in character with the surrounding residential and agricultural area (see also Section 12.16)
- E. Cemeteries
- F. Group Child Day Care Home (see also section 12.22)
- G. Publicly owned & operated parks, playgrounds, and recreational uses
- H. Two-family dwellings (see also Section 12.25)

Section 5.04 Development Standards

All lots, buildings, and structures in the R-1 zoning district shall comply with the minimum standards set forth in this section. Furthermore, no zoning permit shall be issued for any development unless and until it has been demonstrated that the proposed development shall be in compliance with the development standards set forth below.

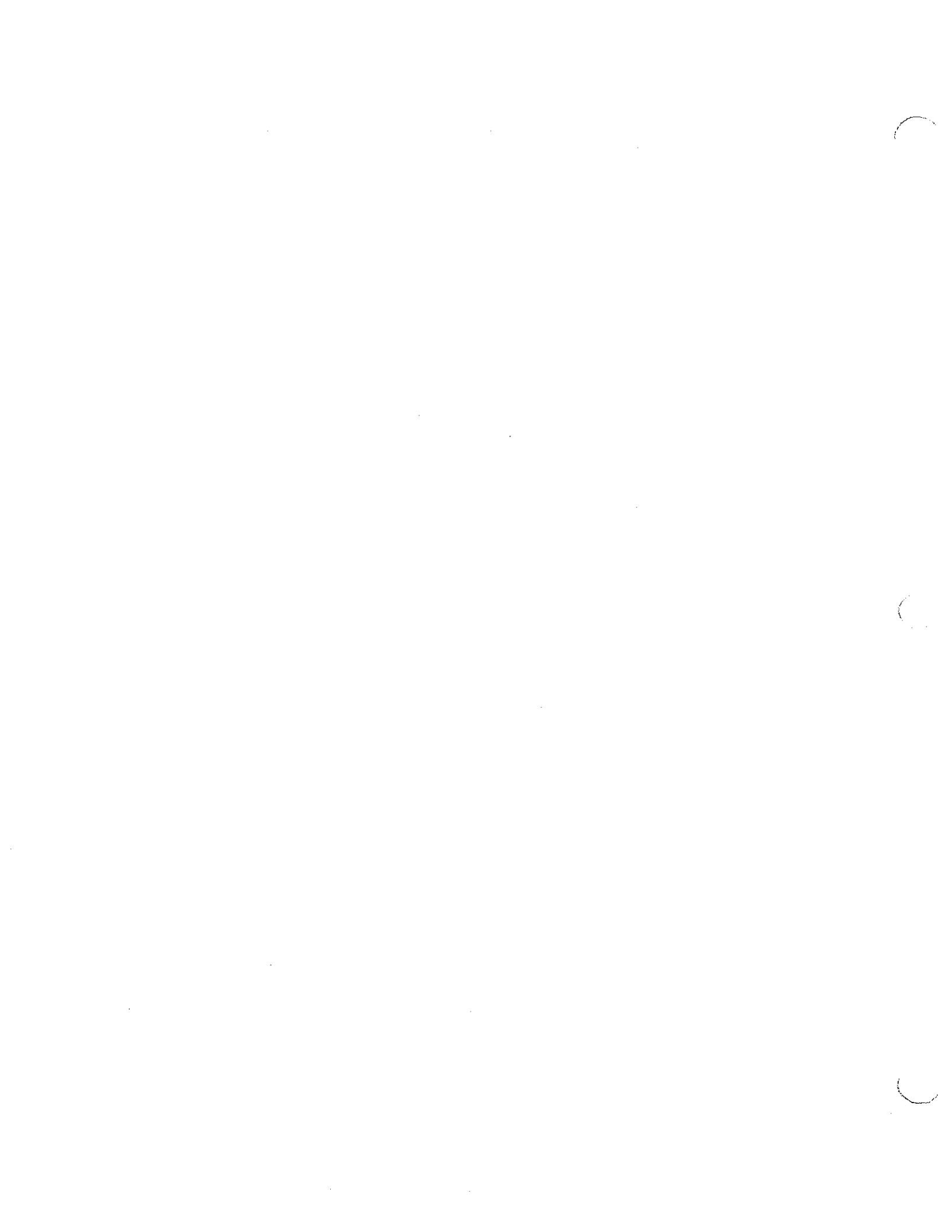
- A. *Minimum Lot Dimensions*
 - 1. LOT AREA – The minimum lot area shall be 15,000 square feet.
 - 2. LOT WIDTH – The minimum lot width shall be sixty-five (65) feet.
- B. *Minimum Yard Requirements*
 - 1. FRONT YARD – The front yard setback, or the front building line, shall be established at ten (10) feet, no more and no less. Where the average setback of the structures on 200 feet of both sides of the subject property

differs from the ten (10) foot standard by a margin greater than two (2) feet, the Planning Commission shall have the option to apply either the average setback of the adjacent structures or the ten (10) foot requirement.

2. REAR YARD – Any and all rear yards shall be at least twenty (20) feet in depth.
3. SIDE YARD – Any and all side yards shall be at least seven and one half (7½) feet in depth. On lots that are fifty (50) feet in width or less, the side yard setback shall be reduced to five (5) feet.

C. *Building and Structure Standards*

1. HEIGHT – No building or structure shall exceed thirty-five (35) feet in height.
2. MINIMUM FLOOR AREA – Each dwelling unit shall have a minimum floor area of one-thousand-two-hundred (1200) square feet.
3. LOT COVERAGE – Lot coverage shall not exceed thirty-five percent (35%).



Chapter 6

R-2, High Density Residential Zoning District Regulations

(See the Zoning Districts Map for the location and boundaries of the R-2 zoning district.)

Section 6.01 Description and Purpose

This district is intended to allow for more intensive residential land use, by permitting multi-family dwellings and residential care facilities. These include townhouses, apartment complexes, senior housing facilities, residential care facilities, etc. The intensity of the use requires that they be located along primary roadways and where land is available to accommodate.

Section 6.02 Uses Permitted by Right

The following uses and structures are permitted by right in the R-2 zoning district in accordance with Section 6.04 and any other applicable provisions (see also Chapter 15):

- A. Single-family dwellings
- B. Two-family dwellings, multi-family dwellings, and townhouses (see also Section 12.13 and/or 12.25)
- C. Minor home occupations (see also Section 12.09)
- D. Planned unit developments (see also Chapter 17)
- E. Accessory uses or structures customarily incidental to the above permitted uses (see also Section 11.05)
- F. Adult Foster Care Family Home (see also Section 12.22)
- G. Adult Foster Care Small Group Home (see also Section 12.22)
- H. Family Child Day Care Home (see also Section 12.22)
- I. Foster Family Home (see also Section 12.22)
- J. Foster Family Group Home (see also Section 12.22)

Section 6.03 Uses Permitted by Special Use Permit

The following uses and structures are permitted in the R-2 zoning district only after the approval of a Special Use Permit, in accordance with the requirements of Chapter 16, and in accordance with Section 6.04 and any other applicable provisions (*see also Section 16.04*):

- A. Major home occupations (*see also Section 12.09*)
- B. Publicly owned & operated parks, playgrounds, and recreational uses
- C. Nursing home, convalescent home, or rest home (*see also Section 12.03*)
- D. Group Child Day Care Home (*see also Section 12.22*)
- E. Adult Foster Care Large Group Home (*see also Section 12.22*)
- F. Adult Foster Care Congregate Facility (*see also Section 12.22*)

Section 6.04 Development Standards

All lots, building and structures in the R-2 zoning district shall comply with the minimum standards set forth in this section. Furthermore, no zoning permit shall be issued for any development unless and until it has been demonstrated that the proposed development shall be in compliance with the development standards set forth below.

- A. *Minimum Lot Dimensions*
 - 1. LOT AREA – The minimum lot area shall be thirty thousand (30,000) square feet.
 - 2. LOT WIDTH – The minimum lot width shall be one-hundred (100) feet.
- B. *Minimum Yard Requirements*
 - 1. FRONT YARD – Any and all front yards shall be at least twenty-five (25) feet.
 - 2. REAR YARD – Any and all rear yards shall be at least fifty (50) feet.
 - 3. SIDE YARD – Any and all side yards shall be at least fifteen (15) feet.
- C. *Building and Structure Standards*
 - 1. HEIGHT – No structure shall exceed thirty-five (35) feet in height.

2. FLOOR AREA

- (a) Single-family dwellings shall have a minimum floor area of twelve-hundred (1200) square feet.
- (b) Two-family dwellings shall have a minimum floor area of nine-hundred-sixty (960) square feet for each dwelling unit.
- (c) Multi-family dwellings shall have a minimum floor area for each dwelling unit of six-hundred (600) square feet plus one-hundred-twenty-five (125) square feet for each bedroom.
- (d) All other principal buildings shall have a minimum floor area of two-thousand-five-hundred (2500) square feet.

3. DENSITY – The maximum density for multi-family dwellings shall be eight (8) dwelling units per acre of land.

4. LOT COVERAGE – Lot coverage shall not exceed thirty-five (35) percent.



Chapter 7

R-3, Manufactured Home Park Zoning District Regulations

(See the Zoning Districts Map for the location and boundaries of the R-3 zoning district.)

Section 7.01 Statement of Purpose

The R-3, Manufactured Home Park District is intended to provide for the location and regulation of manufactured home parks. It is intended that manufactured home parks be provided with necessary community services in a setting that provides a high quality of life for residents. These districts should be located in areas where they will be compatible with adjacent land uses.

The regulations established by state law (Michigan Public Act 96 of 1987, as amended) and the Manufactured Housing Commission Rules govern all manufactured home parks. When regulations in this Article exceed the state law or the Manufactured Housing Commission Rules they are intended to insure that manufactured home parks meet the development and preliminary plan standards established by this Article for other comparable residential development and to promote the health, safety and welfare of the City's residents.

Section 7.02 Principal Uses and Structures

In all areas zoned R-3, no buildings shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

- A. Manufactured home parks
- B. Manufactured homes in a licensed manufactured housing park
- C. Recreational facilities exclusively for park residents and their guests
- D. Office and residence for the manager of the manufactured housing park
- E. Accessory uses and structures incidental to the manufactured home park
- F. Minor home occupations (*see also Section 12.09*)

Section 7.03 Uses Permitted by Special Use Permit

In all areas zoned R-3, the following uses are permitted, subject to the conditions specified for each use as set forth in Chapter 16.

- A. Temporary buildings or trailer offices incidental to construction activities
- B. Major home occupations (*see also Section 12.09*)

Section 7.04 Development Standards

A. *Preliminary Plan Review*

Pursuant to Section 11 of Michigan Public Act 96 of 1987, as amended, a preliminary plan shall be submitted to the City for review by the Planning Commission. The preliminary plan shall include the location, layout, general design, and general description of the project. The preliminary plan shall not include detailed construction plans.

In preparing the preliminary plan and when reviewing the plan, the following procedures and requirements shall apply, except where said procedures and requirements are superseded by requirements in Public Act 96 of 1987, as amended, or the Manufactured Housing Commission Rules.

1. *Application Filing*

Any person requesting any action or review under the provisions of this Ordinance shall file an application on the forms provided by the City. The information required shall be typed or legibly written on the form or on separate sheets attached to the form. The application should contain the following items:

- a. Location and number of pads for manufactured homes.
- b. Typical distance between manufactured homes.
- c. Identification of typical minimum setbacks for manufactured homes on each lot.
- d. Average and range of size of manufactured home lots. A typical site size illustration will suffice.
- e. Density calculations (dwelling units per acre).
- f. Sidewalks and trail locations and widths, if provided.

- g. Location and names of roads and internal drives.
- h. Community building location, if applicable.
- i. Location and size of open areas.
- j. Indication of type of recreation facilities proposed for recreation area, if any.

2. *Optional Pre-Filing Conference*

Applicants may request to meet with City staff, including any consultants designated by the City Council, to preliminarily review applications prior to filing. Such pre-filing conferences are intended to assist the applicant and facilitate the future review and approval of the application. However, no suggestions, recommendations, or other comments made by City officials, staff, or consultants at such conferences shall constitute approval of any application.

3. *Planning Commission Action*

The Planning Commission shall review all applications at a public meeting. The Planning Commission shall consider all recommendations of the staff and consultants. Pursuant to Section 11 of Public Act 96 of 1987, as amended, the Planning Commission shall take action on the preliminary plan within sixty (60) days after the City stamps a plan meeting all of the requirements of this section as being officially received. All applications that the Planning Commission has been charged with the authority to approve under the provisions of this Ordinance shall be approved, denied, or approved subject to conditions. The Planning Commission may table an application for further study or to obtain additional information, provided that final action is taken within the sixty (60) day review period.

4. *Filing Fees*

A filing fee to cover the cost of processing and reviewing the application shall accompany all applications. The filing fee and deposit shall be paid before the approval process begins. A schedule of the current filing fees and deposit requirements is available at the City Hall.

B. *Minimum Requirements*

Manufactured home parks shall be subject to all the rules and requirements as established and regulated by Michigan law including, by way of example, Act 96 of 1987, as amended, and the Manufactured Housing Commission Rules and, in addition, shall satisfy the following minimum requirements:

1. *Parcel Size for Overall Park*

The minimum parcel size for manufactured home parks shall be fifteen (15) acres.

2. *Minimum Site Size*

Manufactured home parks shall be developed with an average site size of 5,500 sq.ft. Individual sites may be reduced to as small as 4,400 sq.ft. provided that for every square foot of land gained through such reduction, at least an equal amount of land shall be dedicated as open space for the collective use and enjoyment of all manufactured home park residents. This open space shall be in addition to the open space required under the Manufactured Housing Commission Rules in effect at the time the proposal is submitted.

3. *Setbacks*

Manufactured homes shall comply with the following minimum distances and setbacks:

- a. For a home not sited parallel to an internal road, twenty (20) feet from any part of an adjacent manufactured home that is used for living purposes for the entire year.
- b. For a home sited parallel to an internal road, fifteen (15) feet from any part of an adjacent manufactured home that is used for living purposes.
- c. Seven (7) feet from any on-site parking space of an adjacent manufactured home site per Rule 125.194 (2) (b) of the Manufactured Housing Commission Rules.
- d. Ten (10) feet from any attached or detached accessory structure of an adjacent manufactured home that may not be used for living purposes for the entire year.
- e. Fifty (50) feet from any permanent community-owned structure such as community buildings or maintenance or storage facilities.
- f. One hundred (100) feet from any baseball, softball, or similar recreational field.
- g. Twenty-five (25) feet from the fence of any swimming pool.

- h. Ten (10) feet from the edge of an internal road, provided that such road is not dedicated to the public. Manufactured homes and other structures in the R-3 District shall be set back at least twenty (20) feet from the right-of-way line of a dedicated public road within the manufactured home park.
- i. Seven (7) feet from any parking bay off a home site.
- j. Seven (7) feet from a common sidewalk.
- k. All manufactured homes, accessory buildings, and parking shall be set back not less than twenty (20) feet from any manufactured home park boundary line, except that a minimum setback of fifty (50) feet shall be provided from right-of-way lines of abutting streets and highways.
- l. Fifty (50) feet from the edge of any railroad right-of-way.
- m. Twenty-five (25) feet from a natural or man-made lake or waterway.

4. *Maximum Height*

Buildings in the R-3 district shall not exceed two (2) stories or thirty-five (35) feet in height, whichever is less; storage sheds or service buildings shall not exceed one (1) story or fifteen (15) feet in height, whichever is less.

5. *Roads*

Roads shall satisfy the minimum dimensional, design, and construction requirements in the Manufactured Housing Commission Rules except as follows:

- a. Internal roads shall have access to a public thoroughfare or shall be connected to a public thoroughfare by a permanent easement. The easement shall be recorded before an internal road is approved by the Michigan Department of Consumer and Industry Services. Sole access by an alley is prohibited.
- b. An internal road shall be constructed of concrete, bituminous asphalt, or, where permitted by local regulations, compacted road gravel in compliance with the standards of the American Association of State Highway and Transportation Officials (AASHTO). The community developer may use other suitable materials of equal quality if approved by the Michigan Department of Consumer and Industry Services.

6. *Parking*

- a. All manufactured home sites shall be provided with at least two (2) off-street parking spaces per Manufactured Housing Commission Rules.
- b. In addition, a minimum of one (1) parking space for every three (3) manufactured home sites shall be provided for visitor parking. Visitor parking shall be located within 500 feet of the home sites the parking is intended to serve. The 500 feet shall be measured along a sidewalk or street.
- c. Common areas for the storage of boats, motorcycles, recreation vehicles, and similar equipment may be provided in a manufactured home park, but shall be limited to use only by residents of the manufactured home park. If proposed, the location of such storage areas shall be shown on the preliminary site plan.

No part of any such storage area shall be located in any required yard on the perimeter of the manufactured home park. Such storage area shall be screened from view from adjacent residential properties with an opaque six (6) foot fence or wall in accordance with the requirements in Section 12.12, or a landscaped greenbelt. If a landscaped greenbelt is used, it shall consist of closely-spaced evergreen plantings (i.e., no farther than fifteen (15) feet apart) which can be reasonably expected to form a complete visual barrier that is at least six (6) feet above ground level at maturity.

Park owners who prohibit storage of boats, motorcycles, recreation vehicles, and similar equipment are not required to construct common areas for storage and parking. If boats, motorcycles, recreation vehicles and similar equipment are allowed in a park, park owners are required to provide storage for these vehicles.

7. *Sidewalks*

Concrete sidewalks having a minimum width of four (4) feet shall be provided on at least one side of collector streets in the manufactured home park.

8. *Accessory Buildings and Facilities*

- a. Accessory buildings and structures, including park management offices and public works facilities, storage buildings, laundry facilities, recreation or community facilities, and other accessory

facilities, shall be designed and operated for use by residents of the park and their guests only.

- b. Site-built buildings within a manufactured home park shall be constructed in compliance with the City of Gobles Building Codes and shall require all applicable permits. Any addition to a manufactured home unit that is not certified as meeting the standards of the U.S. Department of Housing and Urban Development for manufactured homes shall comply with the City of Gobles Building Codes.
- c. If allowed by the management, each manufactured home shall be permitted one storage shed or garage. The installation of any such shed or garage shall comply with the current Michigan Residential Code.

9. *Open Space*

Open space shall be provided in any manufactured home park containing fifty (50) or more manufactured home sites. A minimum of two percent (2%) of the park's gross acreage shall be dedicated to well drained, usable open space, provided that a minimum of 25,000 square feet of contiguous open space shall be provided.

10. *Landscaping*

a. *Perimeter Screening*

All manufactured home parks shall be screened from existing adjacent residential land use by either an opaque six (6) foot fence or wall, or a densely planted landscaped greenbelt.

If a landscaped greenbelt is used, it shall be a minimum of three (3) feet in height at the time of planting and shall form a complete visual barrier at maturity.

b. *Landscaping Adjacent to Road*

Landscaping adjacent to the road shall comply with the following requirements, which are consistent with landscaping required for other types of development in the City of Gobles:

<u>Type</u>	<u>Requirement</u>
Deciduous or Evergreen Trees	1 per 40 lineal feet of road frontage
Shrubs	8 per 40 lineal feet of road frontage

11. *Trash Dumpsters*

If proposed, trash dumpsters shall comply with the following requirements:

- a. Dumpsters shall be set back a minimum distance of fifty (50) feet from the perimeter of the manufactured home park and at least fifteen (15) feet from any building, in a location that is clearly accessible to the servicing vehicle.
- b. Dumpsters shall be screened on three sides with a masonry wall or wood fencing, not less than six (6) feet in height. The fourth side of the dumpster screening shall be equipped with an opaque lockable gate at least six (6) feet in height.
- c. Dumpsters shall be placed on a concrete pad which shall extend six (6) feet in front of the dumpster enclosure. Bollards (concrete filled metal posts) shall be installed at the opening of the dumpster enclosure to prevent damage to the screening wall or fence.

12. *Water and Sewer Service*

All manufactured home parks shall be served by water and sewage systems, which shall meet the requirements of the Michigan Department Environmental Quality. The plumbing connections to each manufactured home site shall be constructed so that all lines are protected from freezing, accidental bumping, or from creating any nuisance or health hazard. All manufactured home parks must also meet the requirements of Sections 11(2)(b), 11(4), and 11(6) of the Manufactured Home Commission Act, Public Act 96 of 1987, as amended.

13. *Storm Drainage*

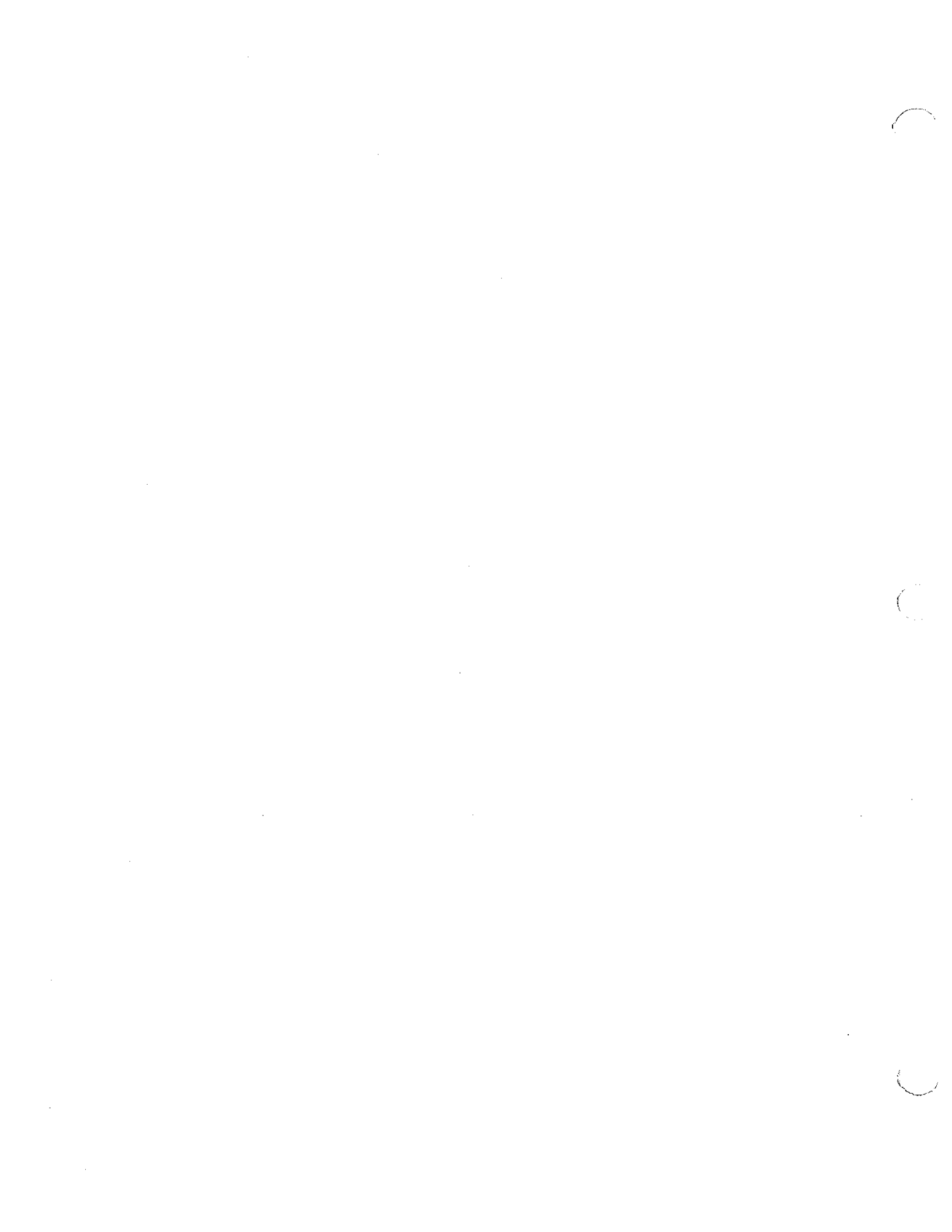
All developed portions of the manufactured home park shall be served by adequate storm drainage facilities, designed and constructed in accordance with applicable requirements of Part 4 of the Michigan Department of Environmental Quality Manufactured Home Parks and Seasonal Manufactured Home Parks Rules.

14. *Telephone and Electric Service*

All electric, telephone, cable TV, and other lines within the park shall be underground.

15. *Sale of Manufactured Homes*

New or pre-owned manufactured homes, which are to remain on-site in the manufactured housing community, may be sold by the resident, owner, or a licensed dealer or broker, provided that the manufactured housing development management permits the sale.



Chapter 8

C-1, Downtown Commercial Zoning District Regulations

(See the Zoning Districts Map for the location and boundaries of the C-1 zoning district.)

Section 8.01 Description and Purpose

This district is intended to preserve the central business district area in downtown Gobles. This area is a mix of commercial, residential, and civic uses with development standards unique to any other part of the community. The uses provided maintain the character and quality of the downtown core, which in turn maintains the character and quality of the community. However, flexibility is provided to allow for new uses and development to allow vacancies and underutilized spaces to be filled.

Section 8.02 Uses Permitted by Right

The following uses and structures are permitted by right in the C-1 zoning district, after approval of Site Plan Review in accordance with Chapter 15:

- A. Retail stores for the sale of such products as art/office supplies, computer equipment, hardware, appliances, sporting goods, bait and tackle, clothing, drugs and notions, gifts, books, and home entertainment supplies and rental;
- B. Food and beverage stores for the sale of groceries, fruit, and meat; baked goods; dairy products; beverages and liquor;
- C. Food and beverage service establishments such as sit down restaurant, carry out restaurant and bar/lounge, but excluding drive in, drive through, or fast food restaurants;
- D. Personal service establishments such as barber shops, beauty salons and tanning salons;
- E. Laundries, automatic or self-service, including dry cleaning pick-up, but excluding a dry cleaning plant;
- F. Banking and financial institutions, excluding drive through or drive up facilities;
- G. Repair shops for bicycles, appliances, shoes, jewelry, small motors, and other such items but not motor vehicles;
- H. Furniture store and/or showroom; interior design offices and showrooms;

- I. Music/dance studios;
- J. Child day care center (*see also Section 12.14*);
- K. Business and professional offices such as administrative, legal, architecture, engineering, financial, insurance, real estate, accounting, governmental and other similar offices;
- L. Medical and dental offices and clinics;
- M. Planned unit development (*see also Chapter 17*);
- N. Mixed use developments, where residential uses are located above or behind the primary commercial use of the site (*see also Section 12.02*); and
- O. Accessory structures and uses customarily incidental to the above permitted uses (*see also Section 11.05*).

Section 8.03 Uses Permitted by Special Use Permit

The following uses and structures are permitted in the C-1 zoning district only after the approval of a Special Use Permit in accordance with the requirements of Chapter 16, and after approval of Site Plan Review in accordance with Chapter 15:

- A. Drive through facility, such as drive through restaurant window or drive through banking window, but excluding fast food restaurant (*see also Section 12.08*);
- B. Indoor recreation facility (*see also Section 12.10*);
- C. Banquet halls, private clubs, and fraternal halls;
- D. Gas station (*see also Section 12.23*);
- E. Auto repair, minor (*see also Section 12.23*);
- F. Technical or vocational training facilities;
- G. Veterinary offices and clinics providing medical, surgical, and grooming facilities for small non-farm animals (*see also Section 12.26*);
- H. Churches, synagogues, and other religious facilities and buildings customarily incidental thereto (*see also Section 12.07*);

- I. Municipal, County, City, Regional, and State owned buildings and service facilities when in character with the surrounding residential and agricultural area (*see also Section 12.16*);
- J. Single family residential dwellings; and
- K. Publicly owned and operated parks, playgrounds, and recreational uses.

Section 8.04 Development Standards

All lots, building and structures in the C-1 zoning district shall comply with the minimum standards set forth in this section. Furthermore, no zoning permit shall be issued for any development unless and until it has been demonstrated that the proposed development shall be in compliance with the development standards set forth below.

- A. There are no minimum lot dimensions in the C-1 district. Lot size shall be determined by the requirements of the proposed development, such as infrastructure, parking, signage, setbacks, etc.
- B. *Minimum Yard Requirements*
 - 1. Structures in the C-1 district adjacent to lots in a residential zoning district shall be setback a minimum of ten (10) feet from the shared property line.
 - 2. Parking lots shall not be located in the front yards between the front face of the primarily building and the front property line. On corner and double-frontage lots, parking may be located in the front yard along the less significant road frontage (as determined by the Planning Commission) provided it satisfies the setback standards below and is not located closer to the primary road frontage than that side of the structure.
 - 3. Parking lots in the C-1 district adjacent to lots in a residential zoning district or along a public road frontage shall be setback ten (10) feet from the property line. A berm or landscape screen with a height of three (3) feet shall be used to buffer the parking lot in these instances. Otherwise, parking shall be setback a minimum of five (5) feet from the property line unless the parking is abutting and being shared with an adjacent use. Then the setback may be reduced to zero (0) feet.
 - 4. If adjacent uses are sharing a wall, no minimum side yard is required. If not, a five (5) foot setback shall be maintained.
 - 5. No minimum yard is required along the front property line. The maximum setback in the front yard shall be ten (10) feet.

- 6. Any and all rear yards shall be at least ten (10) feet in depth.
- C. Where residential units are provided, in a mixed use building, a minimum of 700 square feet per dwelling unit shall be provided. The residential units shall not be located on the first floor of a multiple story building. The commercial use shall be the dominant use and shall occupy the primary street frontage.
- D. No structure shall exceed a height of forty (40) feet.

Chapter 9

C-2, Corridor Mixed Use Zoning District Regulations

(See the Zoning Districts Map for the location and boundaries of the C-2 zoning district.)

Section 9.01 Description and Purpose

The purpose of the C-2 district is to provide for a mix of uses and regulations appropriate for the M-40 corridor in Gobles and the existing conditions that prevail. This corridor consists of a mix of commercial, heavy commercial, and residential uses along a State Highway. It also is the primary gateway into town on the north and south sides. The C-2 district allows for a broader variety of uses than the C-1 district, a privilege afforded by the larger tracts of land beyond the downtown core. However, considering that this is the primary corridor through town and the only part of the community people may experience, maintaining quality development is critical as well.

Section 9.02 Uses Permitted By Right

The following uses and structures are permitted by right in the C-2 zoning district, after approval of Site Plan Review in accordance with Chapter 15:

- A. The uses permitted in the C-1, Downtown Commercial district (*see also Section 8.02*);
- B. Funeral homes;
- C. Single family residential dwellings;
- D. Two-family dwellings, multi-family dwellings, and townhouses (*see also Section 12.13 and /or 12.25*);
- E. Minor home occupation (*see also Section 12.09*);
- F. Adult Foster Care Family Home (*see also Section 12.22*);
- G. Family Child Day Care Home (*see also Section 12.22*);
- H. Foster Family Home (*see also Section 12.22*); and
- I. Foster Family Group Home (*see also Section 12.22*)

Section 9.03 Uses Permitted by Special Land Use Permit

The following uses are permitted only after approval of a Special Land Use Permit in accordance with the procedures of Chapter 16, Special Land Use Permit Review and Approval Procedures, in accordance with Section 9.04 and any other applicable provisions.

- A. The uses listed in Section 8.03, items A through I, in the C-1, Downtown Commercial district;
- B. Public and private schools (*see also Section 12.19*);
- C. Car wash (*see also Section 12.06*);
- D. Hotel or motel;
- E. Sales and service of automobiles, recreational vehicles, commercial vehicles, and similar items;
- F. Bed and breakfast inns (*see also Section 12.05*);
- G. Major home occupation (*see also Section 12.09*);
- H. Nursing home, convalescent home, or rest home (*see also Section 12.03*);
- I. Adult Foster Care Small Group Home (*see also Section 12.22*);
- J. Group Child Day Care (*see also Section 12.22*);
- K. Adult Foster Care Large Group Home (*see also Section 12.22*);

Section 9.04 Development Standards

All lots, buildings, and structures in the C-2 district shall comply with the minimum standards set forth in this section. Furthermore, no zoning permit shall be issued for any development unless and until it has been demonstrated that the proposed development shall be in compliance with the development standards set forth below.

- A. *Minimum Lot Dimensions.*
 - 1. LOT AREA – The minimum lot area shall be thirty thousand (30,000) square feet.
 - 2. LOT WIDTH – The minimum lot width shall be one-hundred (100) feet.

B. *Minimum Yard Requirements.*

1. FRONT YARD – Any and all required front yards shall be at least twenty-five (25) feet in depth.
2. REAR YARD – Any and all required rear yards shall be at least fifty (50) feet in depth.
3. SIDE YARD – Any and all required side yards shall be at least fifteen (15) feet in depth.
4. The required side yard setback may be reduced to zero (0) feet where adjacent structures in the C-2 zoning district have a shared building wall and/or parking lot.
5. PARKING – Parking must be setback ten (10) feet from all property lines. Only thirty-three percent (33%) of the required parking is permitted in the front yard area. If the parking lot is abutting and being shared with an adjacent use, then the setback may be reduced to zero (0) feet.

C. *Building and Structure Standards.*

1. HEIGHT – No building shall exceed thirty-five (35) feet in height.
2. LOT COVERAGE – Lot coverage shall not exceed thirty-five percent (35%).
3. RESIDENTIAL FLOOR AREA
 - a. Single-family dwellings shall have a minimum floor area of twelve-hundred (1200) square feet.
 - b. Two-family dwellings shall have a minimum floor area of nine-hundred-sixty (960) square feet for each dwelling unit.
 - c. Multi-family dwellings shall have a minimum floor area for each dwelling unit of six-hundred (600) square feet plus one-hundred-twenty-five (125) square feet for each bedroom.
 - d. All other principal buildings shall have a minimum floor area of two-thousand-five-hundred (2500) square feet.

D. *General Conditions.*

1. All uses within this district shall be conducted within an enclosed structure.

2. All goods produced and services performed on the premises shall be sold at retail on the premises produced.
3. There shall be no outside storage of goods, inventory, or equipment, unless otherwise permitted in this Ordinance.
4. Sidewalks shall be required along all street frontages. Building and site layout shall be arranged to ensure safe pedestrian movement for passersby and patrons of the business(s).

E. *Screening.*

Side yards and rear yards adjacent to residential or agriculturally zoned property shall be treated in one of the following methods, in addition to the requirements of Chapter 14, Landscaping and Screening. Single family residential dwellings shall be exempt from this requirement. (These requirements may be waived by the Planning Commission due to the scope of the development or the probability of development of adjacent vacant lands.):

1. A 20 foot greenbelt buffer shall be required along the shared property line with a combination of evergreen and deciduous trees planted ten (10) feet on center along the length of the property line in accordance with Chapter 14.05; or
2. A ten (10) foot landscape buffer shall be required along the shared property line with a combination of evergreen and deciduous trees planted ten (10) feet on center along the length of the property line in accordance with Chapter 14, and a solid masonry wall or opaque wood fence six (6) feet in height.

F. *Access.*

Commercial uses shall have no more than one access drive along any public road right-of-way; except in such case where parcels abut two public roads, one access drive may be permitted along each adjoining road frontage. For multiple tenant buildings and commercial developments, shared drives, connected parking lots, and parallel access roads shall be utilized. For parcels exceeding 330 feet in frontage along a public roadway, the Planning Commission may grant one (1) additional drive approach upon review of a submitted site plan.

(see also Section ~~11.18~~)

11.22

Chapter 10

I-1, Industrial Zoning District Regulations

(See the Zoning Districts Map for the location and boundaries of the I-1 zoning district.)

Section 10.01 Description and Purpose

This district is intended for intensive uses that are unsuitable in any of the other zoning districts. The regulations are designed to assure that any industrial uses are situated so as to minimize or even eliminate any possibility of negative externalities affecting neighboring or nearby properties; to protect the general health and safety of the residents of the City; and to protect, preserve and enhance the environment of the City. In general, areas suitable for rezoning to I-1 should be isolated open areas, with existing natural buffers between proposed industrial uses and any existing concentrated residential areas, and with frontage on a public road, in accordance with the City's Land Use Plan and the requirements of this Ordinance.

Section 10.02 Uses Permitted by Right

The following uses and structures are permitted by right in the I-1 zoning district, after approval of Site Plan Review in accordance with Chapter 15:

- A. Light industrial fabrication, packaging, and assembly;
- B. Wholesaling and warehouse businesses; storage and shipping companies;
- C. Research and development;
- D. Data processing and computer centers;
- E. Bottling plants and dairies;
- F. Machine shop, printing shop, toll and die shop;
- G. Sign painting and servicing shop;
- H. Self-storage units and warehouse (*see also Section 12.21*);
- I. Contractor yards; and
- J. Building material sales and storage.

Section 10.03 Uses Permitted by Special Use Permit

The following uses and structures are permitted in the I-1 zoning district only after the approval of a Special Use Permit in accordance with the requirements of Chapter 16, and after approval of Site Plan Review in accordance with Chapter 15:

- A. Adult uses (*see also Section 12.04*);
- B. Major motor vehicle repair (*see also Section 12.23*);
- C. Saw and planing mill;
- D. Indoor and Outdoor recreation uses (*see also Section 12.10*);
- E. Wireless communication facilities (*see also Section 12.27*);
- F. Offices, showroom, or workshop of a plumber, electrician, or similar trade; and
- G. Petroleum and fuel storage.

Section 10.04 Development Standards

All lots, building and structures in the I-1 zoning district shall comply with the minimum standards set forth in this section. Furthermore, no zoning permit shall be issued for any development unless and until it has been demonstrated that the proposed development shall be in compliance with the development standards set forth below.

- A. *Minimum Lot Dimensions*
 - 1. LOT AREA – The minimum lot area shall be three (3) acres.
 - 2. LOT WIDTH – The minimum lot width shall be one hundred eighty (180) feet.
- B. *Minimum Yard Requirements*
 - 1. FRONT YARD – Any and all required front yards shall be at least fifty (50) feet in depth.
 - 2. REAR YARD – Any and all required rear yards shall be at least fifty (50) feet in depth.
 - 3. SIDE YARD – Any and all required side yards shall be at least twenty-five (25) feet in depth.

4. All yards adjacent to land zoned for residential purposes shall have a minimum setback of fifty (50) feet. A landscaped bufferyard shall be provided within that setback area in accordance with the standards of Chapter 14.

C. *Building and Structure Standards*

1. HEIGHT – No building shall exceed thirty-five (35) feet in height.
2. LOT COVERAGE – Lot coverage shall not exceed thirty-five (35) percent.

D. *General Conditions*

1. Each use shall be conducted wholly within a fully enclosed building unless otherwise permitted by this Ordinance.
2. In no case shall noise, odor, fumes, dust, smoke, glare, or radioactive material significantly impact adjacent districts on which residential occupancy is permitted.
3. All stormwater drainage shall be accommodated on site in a matter acceptable to the City.
4. All buildings shall be readily accessible by fire and emergency vehicles.

E. *Loading*

In addition to the standards of Chapter 13, Parking and Loading, all loading spaces must be fully screened from the view of any property that is zoned to allow residential use. The Planning Commission may consider time restrictions in those instances where trucks are likely to be reversing within 200 feet of residential properties.

F. *Landscaping*

In addition to the standards of Chapter 14, Landscaping and Screening, the landscaping in the front yard and along the front building elevation should be enhanced to complement the architecture of the building.

