

## **ARTICLE 7.11.5 - B-4 REGIONAL BUSINESS DISTRICT**

### **A. INTENT:**

The B-4 Regional Business Districts are designed to allow the development of retail establishments serving a wider regional trade area than would typically be found in the CBD, B-1, or B-2 zoning districts. The Regional Business districts are characterized by intense traffic and traffic volumes generated by the wider trade area population.

The B-4 Regional Business District zoning designation is intended to restrict the location and number of regional retail establishments so as not to overload the City's thoroughfare system and further to limit the impact realized by the local commercial districts (B-1, B-2, CBD) that may result from saturation of the immediate trade area.

### **B. PRINCIPAL USES PERMITTED:**

In the B-4 Regional Business District, no land shall be used and no building erected except for one or more of the following specified uses unless otherwise provided for in this ordinance.

1. Freestanding retail establishments when located within a single structure and when the structure is utilized for a single establishment and further provided that the structure is a minimum of 80,000 square feet in gross floor area.
2. Accessory uses customarily incident to the above permitted uses.

### **C. REQUIRED CONDITIONS:**

1. Land considered for the B-4 Regional Business District use must have a minimum area of 10 acres under single ownership and control.
2. Prior to the approval of any B-4 Regional Business District, a market assessment must be submitted for review and consideration of the Planning Commission describing the trade area and the projected market penetration for the proposed commercial establishment.
3. Prior to the approval of any B-4 Regional Business District, an analysis of the impact on existing traffic patterns in the City must be submitted for the Planning Commission's review and consideration. At minimum the traffic impact analysis should provide existing and future traffic counts and a quantitative assessment of the impact the proposed development will have on the level of service for the affected thoroughfares.
4. A site plan drawn to scale shall be submitted of the site showing all proposed construction, parking areas, entrances and exits, relationship of the proposed use to abutting properties and screening proposed for the development. Such site plan shall further be in accordance with Section 7.17 P of the Ordinance. In the process of receiving the site plan, the following shall be considered:

- a. The location and design of driveways providing vehicular ingress to and egress from the site, in relation to pedestrian traffic.
- b. The traffic circulation features within the site and location of automobile parking areas and may make such requirements with respect to any matters as will assure:
  1. Safety and convenience of vehicular and pedestrian traffic both within the site and in relation to access streets.
  2. Satisfactory and harmonious relations between the development of the site and the prospective development of contiguous land and adjacent neighborhoods.
- c. The City may further require landscaping, fences, and walls in pursuance of these objectives and the same shall be provided and maintained as a condition of the establishment and the continued maintenance of any use to which they are appurtenant.
- d. In those instances wherein the City finds that an excessive number of ingress and/or egress points may occur with relation to major or secondary thoroughfares, thereby diminishing the carrying capacity of the thoroughfares, marginal access drives may be required as follows:

For a narrow frontage, which will require a single outlet, the City may require that money in escrow be placed with the City so as to provide for a marginal service drive equal in length to the frontage of the property involved. Occupancy permits shall not be issued until the improvement is physically provided or monies have been deposited with the City.

**D. PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:**

The following uses may be permitted by the Planning Commission subject to the conditions hereinafter imposed for each including the review and approval of the site plan by the Planning Commission and subject further to public notification and hearing held in accordance with Article 7.18, Section 1.

1. Automobile service station for sale of gasoline, oil, and minor accessories only and subject to the following:
  - a. The curb cuts for ingress and egress to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than twenty-five (25) feet from a street intersection (measured from the road right-of-way) or from adjacent residential districts.

- b. The minimum lot area shall be ten thousand (10,000) square feet and so arranged that ample space is available for motor vehicles which are required to wait.
  - c. There shall be provided, on those sides abutting or adjacent to a residential district, a four foot six inch (4' x 6") completely obscuring wall, The height of the walls shall be measured from the surface of the ground.
  - d. All lighting shall be shielded from adjacent residential districts.
2. Motels, subject to the following:
- a. Provided that it can be demonstrated that ingress and egress do not conflict with adjacent business uses.
  - b. A four foot six inch (4' x 6") obscuring wall or fence must be provided where abutting or adjacent districts are zoned for residential use.
  - c. No kitchen or cooking facilities are to be provided, with the exception of units for the use of the manager or caretaker.
  - d. Each unit shall contain no less than two hundred and fifty (250) square feet of floor area.
3. Multi-screen movie theaters subject to the following:
- a. Minimum parcel size shall be three (3) acres.
  - b. The site must have a minimum of 200 feet of frontage on a major thoroughfare, or, a minimum of two means of access to either M-21 (Genesee Street) or M-24 (Lapeer Road).
  - c. A traffic impact analysis must be submitted pursuant to. 7,11,5.C(3).
4. Full-service restaurants subject to the following:
- a. Full-service, sit-down restaurants not in the character of a fast food restaurant are permitted.
  - b. Drive thru facilities are prohibited.
- EFFECTIVE DATE: October 12, 1994
5. Drive-thru pharmacy as an accessory use to a main pharmacy located in the interior of the retail establishment.
- EFFECTIVE DATE OF AMENDMENT: November 30, 2006.

**E. AREA AND BULK REQUIREMENTS:**

See 7.15, SCHEDULE OF REGULATIONS, limiting the height and bulk of buildings and minimum size of lot by permitted land use.