CHAPTER 8
COMMERCIAL/OFFICE DISTRICTS

SECTION 8.01 INTENT AND PURPOSE

This Chapter is intended to provide in an organized format the regulations associated with three (3) commercial/office zoning districts in the City: C-2 Community Commercial District which provides for commercial uses and activities providing services for the community and surrounding neighborhoods; C-3 Regional Commercial District providing commercial goods and services of a regional nature, serving areas both within and outside the city; and C-4 Office/Business District, which is intended primarily to permit office and business uses of a less intensive nature than those in the other commercial districts. These regulations shall provide for the orderly development of these uses to meet the retail, service and employment needs of the City's residents and surrounding areas.

SECTION 8.02 TABLE OF USES

A. The following abbreviations apply to the Table of Uses:

P: Land and/or buildings in this District may be used for the purposes listed by right.
SLU: The following uses may be permitted by obtaining Special Land Use approval when all applicable standards as cited in Chapter 15 are met:
NP: Use is not permitted in the district.

Use	C-2	C-3	C-4
Retail			
Building supply and equipment establishments.	SLU	NP	NP
Commercial enterprises producing merchandise on the premises	SLU	SLU	NP
Convenience Stores	P	NP	NP
Drive through service establishments	SLU	NP	NP
Open Air Businesses.	SLU	SLU	NP
Pawnshops	SLU	NP	NP
Restaurants, drive-through	SLU	SLU	NP
Restaurants, Freestanding but excluding drive-through establishments	P	P	SLU
Restaurants within shopping centers, excluding drive-through establishments	P	P	NP
Retail businesses	P	P	NP
Retail with on site Warehousing/Distribution	SLU	NP	NP
Vehicle rental establishments.	SLU	NP	NP
Service			
Animal hospitals and kennels.	SLU	NP	NP

Use	C-2	C-3	C-4
Commercial schools	SLU	SLU	SLU
Financial Institutions, Freestanding	SLU	SLU	SLU
Funeral homes and Crematoria	SLU	NP	P
Hotels and motels	SLU	SLU	SLU
Personal service establishments	P	P	P
Radio and television stations	P	P	P
Repair and service establishments	P	NP	NP
Vehicle Fuel Stations	SLU	NP	NP
Vehicle Repair, Major	SLU	SLU	NP
Vehicle Repair, Minor	P	SLU	NP
Vehicle washes	SLU	NP	NP
Institutional, Recreational and Utilities			
Assisted Living Facilities	NP	NP	NP
Assisted Living Family Facility	NP	NP	NP
Assisted Living Group Facility	NP	NP	NP
Colleges and universities	SLU	SLU	SLU
Convalescent Homes	NP	NP	NP
Elementary and secondary schools	SLU	NP	NP
Emergency Medical Centers	SLU	SLU	SLU
Training Facility	P	P	SLU
Hospitals	SLU	SLU	SLU
Municipal and Public Service Activities	P	P	P
Nursing Homes	NP	NP	NP
Private Clubs or Lodges	P	NP	NP
Recreation Facilities, Indoor	P	P	SLU
Recreational Facilities, Outdoor	P	P	SLU
Recycling Station	SLU	NP	NP
Theaters	SLU	SLU	NP
Utility substations, transmission lines and pressure controls	SLU	SLU	SLU

Use	C-2	C-3	C-4
Offices			
Clinics	P	NP	P
Offices	P	P	P
Other			
Accessory buildings and uses subject to Sections 3.15 and 3.16	P	P	P
Assembly buildings	P	P	P
Billboards	NP	NP	NP
Conference Meeting and Banquet Facility	P	P	P
Elderly Housing	NP	NP	NP
Freestanding Off Street Parking	P	P	P
Places of Religious Worship	P	P	P
Residential Child and Adult Care Institutions	Refer to Section 3.20		
Single family residential within a historic district as designated by the City of Kentwood Historic Preservation Commission.	P	NP	P
Exempt Wireless Communication Equipment (attached to a lawful existing Wireless Support Structure) in accordance with Act 366 of 2018 (Refer to Section 3.21)	P	P	P
Exempt Small Cell Wireless Facility or Support Structure in accordance with Act 365 of 2018 (Refer to Section 1.07F)	P	P	P
Non-Exempt Small Cell Wireless Facility (outside of ROW) in accordance with Act 365 of 2018 (Refer to Section 1.07F)	SLU	SLU	SLU
Non-Exempt Small Cell Wireless Facility or Support Structure in the ROW (exceeds height, width, etc. standards) in accordance with Act 365 of 2018 (Refer to Section 1.07F)	SLU	SLU	SLU
New Wireless Communication Support Structure (Refer to Section 1.07F)	SLU	SLU	SLU
Non-Exempt Wireless Communication Equipment or Support Structure (exceeds height, width, etc. standards) in accordance with Act 366 of 2018 (Refer to Section 1.07F or Refer to Section 3.21)	SLU	SLU	SLU

SECTION 8.03 DEVELOPMENT REQUIREMENTS

A. Site Plan Approval Requirements

The following chart provides requirements for site plan approval. A site plan shall be submitted for Planning Commission review in connection with the following, unless specifically exempted in Section 14.02:

District	Site Plan Approval Requirements	Other Requirements
C-2	Special Land Uses	Site plans shall be submitted for all shopping centers, plats, site condominium projects, and municipal buildings. All other new buildings with a permitted use
C-3	Permitted and Special Land Uses	

C-4	Special Land Uses	in C-2 and C-4 shall be subject to approval by the Staff Review Team in accordance with the requirements of Section 13.05. See Section 3.25 for site condominium requirements and procedures. See Chapter 14 for site plan requirements. See Chapter 15 for Special Land Use requirements.