

SECTION 22 B-4 GENERAL BUSINESS DISTRICT

22.1 DESCRIPTION AND PURPOSE

This District is composed of certain land and structures used to provide the widest variety and highest concentration of retail and service establishments within the Township. When any of these types of enterprises are permitted, they are to be regulated in a manner that will protect the abutting residential Districts.

22.2 PERMITTED USES (R, NO. 7, NEW; 1991-16 ORDINANCE)

- A. Generally recognized retail businesses that supply commodities on the premises such as but not limited to groceries, meats, dairy products, baked goods, and rugs, dry goods, clothing and notions, hardware, furniture and household furnishings, radio and television sales, shoe sales and repair, variety store, antiques, automotive supply parts and accessories, jewelry stores, florist and gift shops, fruit and vegetable markets, garden and lawn supply stores, camera and photo supplies, luggage, camping supplies and equipment, musical instruments, office supplies, paint, wallpaper, and floor coverings.
- B. Personal service establishments that perform services on the premises such as but not limited to repair shops (watches, radio, television, shoe), tailor shops, beauty parlors, barber shops, photographic studios, self-service laundries, dry cleaners, locksmiths, office machines sales and service, and travel agencies.
- C. Office buildings for any of the following occupations or services such as but not limited to executive, administrative, professional, accounting, writing, clerical, drafting, printing and publishing, employment agency, government offices.
- D. Establishments that perform services on the premises such as but not limited to banks, loan companies, insurance offices, and real estate offices.
- E. Professional services such as but not limited to offices of doctors, dentists, osteopaths, optometrists, and similar or allied professions, including clinics.
- F. Restaurants or other places serving food or beverage, excluding drive-ins.
- G. Theaters, assembly halls, concert halls, or similar places of assembly when conducted completely within closed buildings.
- H. Bowling alley, billiard hall, indoor archery range, indoor tennis courts, indoor skating rink, or similar forms of indoor commercial recreation when located at least one hundred (100) feet from any front, rear, or side yard of any residential lot in an adjacent residential District.
- I. Private clubs, fraternal organizations, and lodge halls.
- J. Business schools, colleges, and private schools operated for profit.
- K. Auto wash when completely or partially enclosed in a building.

L. Bus, train, and other forms of transportation systems, passenger stations.

M. Automobile repair shop or garage if all operations are conducted in an enclosed building.

N. Hotels and motels.

O. Churches.

P. Child-care centers.

Q. Any retail business whose principal activity is the sale of merchandise in an enclosed building, requiring a license.

R. Marihuana Club, provided the following requirements are met. **(New Or 2011-03)**

1. The Marihuana Clubs are located only in R3-A, R3-B districts by special use permit and in B-4, B-5, B-6, or B-7 Districts by zoning permit.
2. State Law. A Marihuana Club shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, as they may be amended from time to time.
3. Zoning Permit Required. A zoning permit must be obtained for a specific site before a Marihuana Club is operated in the Charter Township of Union.
4. Inspections. Quarterly inspections shall be made by the Township to confirm the Marihuana Club is operating in accordance with applicable laws.
5. Standards and Review of Zoning Permit. The Zoning Official shall review each application for a zoning permit for a Marihuana Club and shall grant or deny the permit based on the Zoning Ordinance requirements for Marihuana Clubs. A denial can be appealed to the Zoning Board of Appeals, which shall hear and decide the appeal or request for a variance within 45 days, and thereafter the applicant can appeal to the circuit court.
6. Not Transferable. Permits are not transferrable and shall only apply to the specific site approved.
7. Activity on Site. There shall be no transfer, deliver, acquisition, sale, cultivation, manufacture or ingestion, smoking or other consumption, of controlled substances, including marihuana, on the site.
8. Dwelling Units. A Marihuana Club shall not be located on the same parcel as a dwelling unit.
9. Drive thru. Drive thru facilities are prohibited on a Marihuana Club site.
10. Dispersal and Spacing. The parcel on which a Marihuana Club is located shall be situated at least one thousand (1000) feet from the parcel on which another Marihuana Club is located, as measured between property lines.