

ARTICLE 10
VILLAGE GENERAL BUSINESS DISTRICT (VGBD) -

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Section 10.10 Purpose

The purpose of this district is to permit a wide range of business, retail, and service uses, which are needed to serve the nearby residential areas. It is further the intent of this district to encourage a concentration of uses and high quality site development standards for the mutual advantage of both merchants and consumers to avoid conventional strip commercial development along major streets located within the Village.

Further objectives of this Article include:

- A. To accommodate patrons arriving primarily in personal vehicles
- B. To avoid development that would result in hazards, offensive and loud noises, vibration, smoke, glare, heavy traffic, and late hours of operation.
- C. To serve as a buffer between the Historic Central Business District, Highway Business District, and residential areas within the Village.

Section 10.20 Principal Permitted Uses

No building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance.

- A. Adult day care and foster care facilities
- B. Art galleries

- C. Bed and breakfast inns
- D. Business service establishments, such as office machine sales and repair, printing, blueprinting; provided that each occupies a total useable floor area of not more than ten-thousand (10,000) square feet
- E. Business establishments that perform services on premises such as, but not limited to: banks, savings and loans, and credit unions (including drive-through facilities); brokerage houses; insurance, real estate, and travel agencies
- F. Catering Establishments
- G. Data processing and computing centers with up to ten thousand (10,000) square feet gross floor area
- H. Essential public services when conducted within a completely enclosed building, excluding storage yards
- I. Medical offices with up to ten thousand (10,000) square feet gross floor area
- J. Mixed-use buildings with business, commercial, or service uses on the ground floor and residential, office, or warehouse uses on upper floors
- K. Offices of an executive, administrative, or professional nature with up to ten thousand (10,000) square feet gross floor area
- L. Outdoor cafes and outdoor eating areas
- M. Personal fitness centers up to ten thousand (10,000) square feet gross floor area
- N. Personal service establishments within a completely enclosed building, including but not limited to such uses as: repair shops (watches, radio, television, shoes, etc), tailor and dressmaking shops, beauty parlors and styling salons, barber shops, dry cleaners, photographic studios, film processing outlets, copy centers, interior decorators, and postal

center; provided that each occupies a total usable floor area of not more than ten-thousand (10,000) square feet

- O. Public, quasi-public, and institutional uses such as, but not limited to, municipal buildings and offices, courthouses, public off-street parking facilities, libraries, museums, public safety facilities, parks and playgrounds, post offices, and civic center, but excluding storage yards for any use
- P. Restaurants (excluding drive-in restaurants or those with predominately drive-through facilities), where the patrons are served while seated within the buildings occupied by such establishments
- Q. Retail businesses which supply commodities on the premise of up to ten-thousand (10,000) square feet of gross floor area, such as but not limited to groceries, meats, fruits and produce, dairy products, baked goods, candies, specialty wines, and other specialty food products; and stores selling drugs, dry goods, flowers, clothing, notions, books and magazines, toys, sporting goods, shoes, tobacco products, musical instruments, recorded music, video rentals and sales, gifts and souvenirs, antiques furniture, and hardware
- R. Retail sales in which both a workshop and retail outlet or showroom are required, such as but not limited to, plumbing, electrician, interior decorating, upholstering, printing, photographic-reproducing, radio, and home appliance and similar establishments of similar character, subject to the provision that not more than eighty percent (80%) of the total useable floor area of the establishment shall be used for servicing, repairing, or processing activities and further provided that such retail outlet or showroom activities shall be provided in that portion of the building where the customer entrance is located
- S. Studios for art, music, dance, or theatrical instruction

- T. Veterinary clinics and animal grooming, provided that all activities are conducted within an enclosed building, with up to ten-thousand (10,000) square feet gross floor area
- U. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations when operating requirements necessitate the locating within the district in order to serve the immediate vicinity, but not including service or storage yards
- V. Retail establishments whose principal activity is the sale or rental of merchandise within a completely enclosed building of less than sixty-thousand (60,000) square feet of gross floor area, including supermarkets and commercial centers
- W. Theaters, cinemas, assembly halls, community centers, or similar places of assembly, when conducted completely within enclosed buildings
- X. Churches and other facilities normally incidental thereto
- Y. Mortuaries and funeral homes
- Z. Accessory structures and uses customarily incidental to the above permitted uses, including drive-thru service windows, except as otherwise noted in this Article

Section 10.30 Special Uses

The following uses shall be considered conditional and shall require a special use approval, and shall comply with any applicable special use requirements of Article 21:

- A. Automobile and other vehicle wash facilities
- B. Bars, taverns, pubs and brewpubs, cocktail lounges, and nightclubs
- C. Business schools, colleges, universities, or private schools operated for a profit

- D. Commercial parking lots and structures
- E. Commercial greenhouses, nurseries, and garden centers less than one-thousand (1,000) square feet
- F. Commercial parking lots and structures
- G. Hospitals
- H. Indoor recreational centers such as, but not limited to bowling alleys, roller and ice skating rinks, pool or billiard halls, pinball and mechanical device arcades, and other general indoor recreation facilities
- I. Open air business uses, such as but not limited to retail sales of trees, shrubs, plants, flowers, topsoil, fruit, vegetables, and miniature golf
- J. Party Stores
- K. Rental facilities
- L. Veterinary hospitals and clinics, boarding, or other similar uses, with outdoor pens
- M. Automotive fueling stations including those combined with convenience stores of less than one-thousand (1,000) square feet, or automotive fueling stations and automobile service centers/stations, without accessory or combined convenience stores
- N. Other commercial uses not specifically stated or implied elsewhere which, in the determination of the Planning Commission, are similar to the principal permitted uses provided herein, and in harmony with the character of the District and the purpose and intent of this Article and the Village of Mattawan Master Plan

Section 10.40 Development Requirements

The following requirements shall be met within a Village General Business District (VGBD):

1. Site plan approval for all permitted and conditional uses as specified in Article 15 of this Ordinance.
2. Off-street parking, loading, and access management standards for all uses as specified in Article 20 of this Ordinance.
3. Signs for all uses as specified in Article 19 of this Ordinance.
4. Height, area, lot coverage, yard regulations, building mass, and yard regulations as specified in Article 16 of this Ordinance.
5. Landscaping requirements as specified in Article 18 of this Ordinance.
6. Design, architectural, and building material standards as specified in Article 17 of this Ordinance.