

ARTICLE VIII

B-1, LIMITED BUSINESS DISTRICTS

PREAMBLE

The B-1 Limited Business Districts are designed to accommodate office uses, office sales uses and basic personal retail service businesses, and may be utilized as zones of transition for buffering purposes.

(Amended: 7-09-01 per Ordinance No. 684)

SECTION 800. PRINCIPAL USES PERMITTED:

In the B-1 Business Districts 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 for in this Ordinance:

1. Office buildings for executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales occupations.
2. Medical offices and outpatient clinics. 24 hour emergency care facilities shall not be permitted in this district.
3. Restaurants (without outdoor seating or facilities) when located within a planned shopping center. Drive-through and drive-in restaurants shall not be permitted in the district.
4. Retail businesses normally associated with and complementary to Office and Local Business Districts, such as the following: Stationery Shops, Beauty Shops, Office Supplies, Barber Shops, Office Machine Repair, Flower Shops, Office Clerical Service, Book Binding Equipment & Supplies, Office Machines & Equipment, Book Sales, Business Schools, Card Shops, Office Machine Training, Photograph Studios, Printing Services, Gift Shops, Pharmacies, Answering Services, Delivery Service, Church & Religious Supplies, Jewelry & Coin Shops, Computer Supplies, Ticket Sale Outlets, Computer Sales & Service, Copy Machine Sales & Services, Drafting & Art Supplies, Typewriter Repair & Supplies, Health Food Stores, Secretarial Services, Safety Deposit Box Rentals
5. Accessory buildings and accessory uses customarily incidental to any of the above principal uses permitted.
6. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Section 1827 and which are not listed below as special land uses.

(Amended: 7-09-01 per Ordinance No. 684)

SECTION 801. SPECIAL LAND USES PERMITTED:

The following uses may be permitted under the purview of Section 1818 by the City Council, after site plan review and Public Hearing by the Planning Commission, and subject further to such other reasonable conditions which, in the opinion of the City Council, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and City of Auburn Hills.

1. Utility and public service facilities and uses (without storage yards) such as gas regulator stations and electrical substations.
2. Residential uses as part of a building in a business zone shall be allowed upon issuance of a Certificate of Occupancy from the Building Department, and provided that the minimum floor areas of the RM Districts shall be met.
3. Nursery schools, day care nurseries and centers, and child care centers provided the following conditions are met:
 - A. Such facilities shall be located on major thoroughfares with an existing or proposed right-of-way of one hundred and twenty (120) feet.
 - B. Any area not used for parking in the front yard shall be kept in lawn and landscaped in accordance with Section 1808.
 - C. Outdoor play areas shall be in the side or rear yard in the amount of one hundred (100) square feet for each child cared for, but at least a minimum of one thousand two hundred (1,200) square feet.

- D. Whenever the school or center abuts a residential district, parking, drop off, and play areas shall be screened with an obscuring six (6) foot fence or wall, four foot six inch (4'6") high berm with landscaping or a twenty (20') foot wide greenbelt landscaped in accordance with Section 1808, or a combination of the above, whichever in the opinion of the Planning Commission and City Council achieves the objective of screening and controlling noise levels.
- E. Any other conditions which the Planning Commission and City Council deem necessary to assure that the residential character of the neighborhood shall be maintained.
- F. 24 hour facilities shall not be permitted abutting residential zoned property in this district.
- 4. Banks and credit unions provided the following conditions are met:
 - A. Drive-up windows shall provide at least ten (10) queuing spaces eighteen (18) feet long by ten (10) feet wide for each station. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lanes shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area five (5) feet wide with raised curbs on all sides.
 - B. Drive-up stations shall provide at least five (5) queuing spaces eighteen (18) feet long by ten (10) feet wide for each station. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lane shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area five (5) feet wide with raised curbs on all sides.
- 6. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.
- 7. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Section 1828.

(Amended: 7-09-01 per Ordinance No. 684)

SECTION 802. REQUIREMENTS FOR ALL USES

All uses shall be subject to the following requirements:

- 1. No interior display shall be visible from the exterior of the building, and the total area devoted to display, including both the objects displayed and the floor space set aside for persons observing the display objects, shall not exceed twenty-five (25%) percent of the usable floor area of either the first or second story, or in the basement.
- 2. The outdoor storage of goods or materials shall be prohibited regardless of whether or not they are for sale.
- 3. Warehousing or indoor storage of goods or materials, beyond that normally incidental to the above permitted uses, shall be prohibited

(Amended: 7-09-01 per Ordinance No. 684)

SECTION 803. AREA AND BULK REQUIREMENTS:

See Article XVII, Scheduled of Regulations, limiting height and bulk of buildings.

(Amended: 7-09-01 per Ordinance No. 684)

(Amended: 11-11-24 per Ordinance No. 943)

(Amended: 7-20-26 per Ordinance No. 950)