

Article 8.

Office and Commercial Conventional Zoning Districts

Section 8.01 Purpose and Intent

- (A) **OS-1 Office/Service District.** The OS-1 Office/Service District accommodates a variety of business, professional, executive, and administrative office uses, sports or club buildings, and related activities, as well as a limited range of personal services. Uses in this district are to be located in close proximity to major streets and, by virtue of their relatively low level of intensity, unobtrusive hours of operation, and architecture, they may often serve as a transition between more intensive uses and residential uses.
- (B) **OS-2 Regional Office/Service District.** The OS-2 Regional Office/Service District provides a limited range of office and service activities along and near Rivertown Parkway. The district encourages office and certain service uses but discourages general commercial activities. Permitted uses are appropriate to allow a transition between residentially planned areas and the traffic and higher intensity uses along the Rivertown corridor. The regulations in this article ensure development will occur in a planned, coordinated fashion with regard to infrastructure and site use so as to protect the public health, safety, and general welfare; promote economic stability and growth; prevent the encroachment of uses incompatible with the character of the district; and promote the efficient movement of traffic.
- (C) **C-1 Commercial Neighborhood Business District.** C-1 Commercial Neighborhood Business District accommodates neighborhood shopping and personal service opportunities in close proximity to residential areas. The uses permitted in this district satisfy the need for nondurable convenience goods or personal services as demonstrated by the residential population in the immediate area. By encouraging the consolidation of neighborhood shopping and personal service uses in a limited number of locations, strip commercial development and the related impacts on traffic flow and resulting congestion are avoided.
- (D) **C-3 Commercial Highway District.** The C-3 Commercial Highway District serves the highway merchandising and servicing needs of Grandville and the surrounding area. These districts are found on regional and principal arterial streets, such as 28th Street and Chicago Drive.

- (E) **C-4 Commercial Shopping Center District.** The C-4 Commercial Shopping Center District accommodates planned regional commercial centers that, by virtue of their size, service not only the city but also the surrounding market. Such commercial centers are characterized by a single major structure, along with an integrated or planned cluster of retail establishments served by a common parking area. This article facilitates shopping center development in a planned, orderly fashion, so as to protect the public health, safety, and general welfare, especially relative to vehicular and pedestrian traffic.
- (F) **C-5 Commercial Freeway Interchange District.** The C-5 Commercial Freeway Interchange District accommodates a variety of uses that are appropriate to freeway interchange locations. Related regulations protect against uncontrolled development and optimize nonresidential land uses. All of this is accomplished while the immediate environment, both existing and proposed, is protected. The district also promotes rational urban design that provides community facilities or infrastructure, employment and retail opportunities, and services to the traveling public in a convenient and attractive manner and encourages creative and imaginative land use and design in a unique setting.

Section 8.02 Table of Uses

The following abbreviations apply to the table of uses for the Office and Commercial Zoning Districts:

P:	Permitted use: Land and/or buildings in this district may be used for the purposes listed by right.
SLU:	Special land use permit: Listed uses may be permitted by obtaining special land use approval, subject to the standards and procedures cited in Article 13 and any use restriction in Article 12.
NP:	Not permitted.

If a listed use is accompanied by a cross reference, see that article or section for additional requirements applying to that use.

Requirement	OS-1	OS-2	C-1	C-3	C-4	C-5	Additional Requirements
Accessory Uses							
Accessory buildings or uses that are customarily incidental to any of the allowed principal uses	P	P	P	P	P	P	—
Processing, packaging, assembly, and indoor storage of goods, incidental to the principal use	NP	NP	NP	P	SLU	P	—
Retail and service components that are accessory to a principal use, such as eyeglass sales, pharmacies, and similar	SLU	SLU	P	P	P	P	—
Drive up or drive through facilities accessory to any use, excluding those serving restaurants	NP	SLU	NP	SLU	SLU	SLU	Section 12.08
Solar arrays, rooftop	P	P	P	P	P	P	Section 12.26
Solar arrays, freestanding accessory	SLU	SLU	SLU	P	P	P	Section 12.26
Wind energy conversion systems (WECS) 50 ft. high or less/greater than 50 feet high	P SLU	P SLU	P SLU	P SLU	P SLU	P SLU	Section 12.30
Office and Service Uses							

Requirement	OS-1	OS-2	C-1	C-3	C-4	C-5	Additional Requirements
Banks and other financial services	P	P	P	P	P	P	—
Business services	P	P	P	P	P	P	—
Laundromats	NP	P	P	P	SLU	P	—
Medical, dental, and similar offices providing care on an outpatient basis	P	P	P	P	P	P	—
Medical, dental, and optical laboratories	P	P	SLU	P	P	P	—
Personal service establishments	P	P	P	P	P	P	—
Photographic and artistic studios	P	NP	P	P	P	NP	—
Professional offices	P	P	P	P	SLU	P	—
Retail Uses							
Regional shopping centers, not less than 300,000 square feet in gross leasable area	NP	NP	NP	NP	P	NP	—
Retail establishments: drugstores, hardware, novelties and gifts, books and music, video recording rental and sales, and similar stores	NP	NP	P ⁽¹⁾ SLU ⁽²⁾	P	P	P	Section 12.22
Retail food establishments: stores and markets selling groceries, baked goods, produce, dairy, meats, and similar	NP	NP	P ⁽¹⁾ SLU ⁽²⁾	P	P	P	Section 12.22
Restaurants, Entertainment, and Hospitality							
Banquet facilities	NP	SLU	NP	P	P	P	—
Hotels and motels	NP	NP	NP	P	P	P	—
Hotels, limited service	NP	SLU	NP	P	P	P	Section 12.13
Indoor recreation centers, health or fitness centers and sports training centers	P	P	P	P	P	P	Section 12.14
Licensed amusement and recreation establishments	NP	NP	NP	P	P	P	—
Restaurants, casual	NP	NP	P	P	P	P	Section 12.21
Restaurants, casual, with drive in or drive through facilities	NP	NP	SLU	SLU	SLU	SLU	Section 12.20
Restaurants, standard	NP	SLU	SLU	P	P	P	—
Theaters	NP	NP	NP	P	P	P	—
Automotive Related Uses							
Automobile refueling stations	NP	NP	SLU	P	NP	SLU	Section 12.03
Vehicle wash establishments	NP	NP	SLU	P	NP	SLU	Section 12.29
Automobile, boat, motorcycle, recreational vehicle, and truck dealerships	NP	NP	SLU	SLU	NP	SLU	Section 12.04
Vehicle repair (non-Industrial)	NP	NP	SLU	P	NP	SLU	Section 12.03

Requirement	OS-1	OS-2	C-1	C-3	C-4	C-5	Additional Requirements
Other Uses							
Child care centers	P	P	P	P	SLU	P	Section 12.05
Commercial schools, including art, beauty, music, dance and trade schools	P	P	P	P	SLU	SLU	—
Contractor or decorator showroom	NP	NP	NP	P	SLU	SLU	—
Funeral homes	SLU	P	SLU	P	NP	NP	—
Hospitals, 24-hour urgent care centers, and rehabilitation centers	SLU	SLU	SLU	SLU	SLU	SLU	Section 12.12
Laboratories and technology centers	SLU	SLU	SLU	SLU	SLU	SLU	—
Printing and publishing establishments	SLU	NP	NP	P	NP	NP	—
Processing, packaging, treatment, or assembly of products not manufactured on the site	NP	NP	NP	NP	NP	SLU	—
Public or municipal buildings	P	P	P	P	P	P	—
Public utility buildings and substations	P	NP	P	P	NP	NP	—
Nursing homes or group adult foster care facilities	NP	P	NP	NP	NP	NP	Section 12.16
Wireless telecommunication facilities	P SLU	P SLU	P SLU	P SLU	P SLU	P SLU	Section 12.30
Wholesale distribution uses	NP	NP	NP	P	SLU	SLU	—

Notes to Table 8.02:

- (1) Permitted by right in buildings of less than 25,000 square feet of gross floor area (GFA).
- (2) Allowed only as a special land use in buildings 25,000 square feet or greater GFA, but no more than 60,000 square feet GFA. See Section 12.22.

Section 8.03 General Development Requirements

(A) Application and Review Requirements. The following chart outlines application and review requirements for the Office and Commercial Zoning Districts. An application shall not be acted on unless it is in compliance with all of the following requirements, unless specifically waived by the City Manager or designee.

Table 8.03(A) Application and Review Requirements, Single and Two Family Residential Zoning Districts

Requirements	Submission Deadline	
Site Plan Review (Article 14) Required for nonresidential uses only	Completed application form	45 days prior to the scheduled Planning Commission meeting
	Application fee/escrow fee	
	Proof of ownership or interest in property	
	Legal description of property	
	Narrative addressing review standards of Section 14.05	
	Complete preliminary or final site plans in accordance with Section 14.03	
Special Land Uses (Article 13)	Same as site plan review	
	Narrative addressing review standards of Section 13.04 and applicable use restrictions in Article 12	

(B) General Site Development Requirements. See Section 8.04 for requirements specific to individual zoning districts.

Table 8.03(B) Office and Commercial Conventional Zoning District Regulations

Requirements	OS-1	OS-2	C-1	C-3	C-4	C-5	
Minimum Lot Area (sq. ft.)	12,500	30,000	15,000	12,500	15,000	1 acre	
Minimum Lot Width (ft.)	100	125	100	100	100	150	
Maximum Building Height (ft.)	35	35	35	35	50	35	
Minimum Front Yard Setback ^{(1) (2)}	40	40	40	30	70	40	
Minimum Side Yard Setback	One side	30	30	30	10	15	25
	Total	60	60	60	20	30	50
	Corner side	40	40	40	30	70	40
	Adjacent to a residential district	30	30	50	10	50	25

Requirements	OS-1	OS-2	C-1	C-3	C-4	C-5
Minimum Rear Yard Setback ⁽⁴⁾	30	30	25	16	16	40
Minimum Rear Yard Setback Adjacent to a Residential District	30	30	50	16	50	40
Maximum Lot Coverage (percent)	30	N/A	N/A	N/A	N/A	N/A
District Specific Requirements: See section:	N/A	8.04(A)	N/A	N/A	8.04(B)	8.04(C)

Notes to Table 8.03(B):

- (1) *The established average setback shall apply where a setback line has been established by existing commercial buildings occupying 40 percent or more of the frontage within the same block.*
- (2) *A building shall not be erected or placed closer than 70 feet to the centerline of a Regional Boulevard as designated by the city master plan, or closer than 80 feet to the centerline of 28th Street. A building or a sign structure shall not be erected within 150 feet of the intersecting centerlines of principal arterial streets. Where these requirements conflict with the setback requirements of this article, the more restrictive requirement shall apply.*
- (3) *An alley or railroad right-of-way that abuts the rear of the property may be included as part of the rear yard setback requirement.*

(C) **Parking Requirements.** General parking requirements are listed in [Article 15](#). The following abbreviations apply to Table 8.03(C):

UFA: usable floor area

GFA: gross floor area

GLA: gross leasable area

Table 8.03(C) Parking Requirements, Office and Commercial Zoning Districts

Use	Parking Spaces Per Unit of Measurement
Accessory Uses	
Retail and service uses that are accessory to a principal use, such as eyeglass sales, pharmacies, and similar	4 per 1,000 sq. ft. GLA
Office and Service Uses	
Banks and business and financial services	5 per 1,000 sq. ft. GLA, plus 4 waiting spaces for each drive-through window or ATM machine
Laundromats	3 for drop off areas, plus 3 per 1,000 sq. ft. GLA
Medical, dental, and optical laboratories	4 per 1,000 sq. ft. GLA
Personal service establishments	4 per 1,000 sq. ft. GLA
Photographic and artistic studios	1 per 300 sq. ft. GLA

Use	Parking Spaces Per Unit of Measurement
Professional offices	4 per 1,000 sq. ft. GLA, professional offices
Medical and dental offices	6 per 1,000 sq. ft. GLA, medical/dental
Retail Uses	
Regional shopping centers, not less than 300,000 sq. ft. gross leasable area	4.5 per 1,000 sq. ft. GLA
Retail establishments: drugstores, hardware, novelties and gifts, books and music, video recording rental and sales, and similar stores	Less than 25,000 sq. ft. GLA: 4 per 1,000 sq. ft. GLA 25,000 sq. ft. or greater: 5 per 1,000 sq. ft. GLA
Retail food establishments: stores and markets selling groceries, baked goods, produce, dairy, meats, and similar	Less than 25,000 sq. ft. GLA: 5 per 1,000 sq. ft. UFA 25,000 sq. ft. or greater: 5 per 1,000 sq. ft. GLA
Restaurants, Entertainment, and Hospitality	
Banquet facilities	1.5 per each 3 seats in the maximum capacity according to the fire code
Standard and casual restaurants	1.5 per each 3 seats, plus 10 waiting spaces for allowed drive-through uses in the maximum capacity according to the fire code
Hotels and motels, including limited service hotels	1.1 per unit, plus additional spaces for accessory uses provided at 50% of the requirement as listed
Indoor recreation centers, health or fitness centers, and sports training centers	5 per 1,000 sq. ft. GLA, plus 1 per employee
Licensed amusement and recreation establishments	10 per 1,000 sq. ft. UFA
Theaters	1 per each 4 seats
Automotive Related Uses	
Automatic or self-service vehicle wash facilities	1 per each employee, plus 10 waiting spaces and 2 drying spaces at each automatic service bay, plus 3 waiting spaces at each self-service bay
Automobile repair and fueling stations	1 per each service bay, plus 1 per each employee, plus 1 per each 200 sq. ft UFA of retail area
New and used automobile, motorcycle, recreational vehicle, and trailer sales	1 per each 300 sq. ft. GLA of showroom, plus 1 per employee, plus required spaces for related uses
Other Uses	
Child care centers	1 per employee, plus 1 per each 10 children based on licensed capacity of the facility
Commercial schools, including art, beauty, music, dance, and trade schools	1 per 2 students (based on design cap)
Contractor or decorator showroom	1 per each 800 sq. ft. UFA
Funeral homes	1 per each 50 sq. ft. of assembly area
Hospitals or medical centers	2 per patient in the maximum capacity

Use	Parking Spaces Per Unit of Measurement
Printing and publishing establishments	2 per 1,000 sq. ft. GLA
Public or municipal buildings	1 per 200 sq. ft. GLA associated with office use, plus 1 per 3 seats for assembly halls (in the maximum capacity, per the fire code) or areas
Public utility buildings and substations	1 per 500 sq. ft. GLA
Nursing homes or group adult foster care facilities	1 per each 2 beds, plus 1 per employee
Outdoor sales and display of goods	1 per 800 sq. ft. of sales or display area
Wholesale distribution uses	1 per each 1,500 sq. ft. GLA
Processing, packaging, treatment, or assembly of products not manufactured on the site	1 per 300 sq. ft. UFA for office areas, plus 1 per 2,000 sq. ft. UFA for production areas
Laboratories and technology centers	2 per 1,000 sq. ft. GLA
Higher education institutions	1 per 200 sq. ft. GLA associated with office use, plus 1 per 3 seats (in the maximum capacity, per the fire code) for assembly halls, classrooms, or other similar areas. The Planning Commission may determine that some assembly halls/classrooms will not be used at maximum capacity at the same time (e.g., a sports facility and a classroom) and reduce the parking requirement accordingly.
Places of worship	1 per 200 sq. ft. GLA associated with office use, plus 1 per 3 seats (in the maximum capacity, per the fire code) for assembly halls, classrooms, or other similar areas, plus spaces required for accessory/related uses.
Public school	1 per 200 sq. ft. GLA associated with office use, plus 1 per 3 seats (in the maximum capacity, per the fire code) for assembly halls, classrooms, or other similar areas. The Planning Commission may determine that some assembly halls/classrooms will not be used at maximum capacity at the same time (e.g., a sports facility and a classroom) and reduce the parking requirement accordingly.
Private or parochial schools	1 per 200 sq. ft. GLA associated with office use, plus 1 per 3 seats (in the maximum capacity, per the fire code) for assembly halls, classrooms, or other similar areas. The Planning Commission may determine that some assembly halls/classrooms will not be used at maximum capacity at the same time (e.g., a sports facility and a classroom) and reduce the parking requirement accordingly.
Public libraries and museums	1 per each 400 sq. ft. GLA
Public and private parks, playgrounds, and community centers	10 per each athletic field, plus 1 per each 10 sq. ft. of indoor or outdoor play area

(D) Signs. Signs in the Office and Commercial Zoning Districts shall conform to the requirements of Article 17.

(E) Other General Development Requirements.

- (1) Landscaping shall be maintained in all required front, side, and rear yards in accordance with the approved site plan, according to Article 16.
- (2) Lights shall be installed and maintained to confine illumination to the property on which the use is located, and to prevent glare or illumination from adversely affecting the safety or welfare of an adjacent property.

- (3) Trash containers shall be enclosed on all sides by a structure aesthetically compatible with the development and surrounding property. The enclosure shall be constructed of durable materials and, if constructed of wood, protected from vehicles with bollards or other means of protection. The waste storage area shall be free from litter and maintained in a sanitary condition.
- (4) Heating, ventilation, or air conditioning units or similar electrical or mechanical devices, whether ground or building mounted, shall be properly screened. If ground mounted, the units shall not be located within a required front yard or corner side yard.
- (5) All business, service, or processing shall be conducted wholly within the confines of a building, except, where permitted:
 - (a) Sale of automotive fuel, lubricants, and accessories at permitted service stations;
 - (b) Sale of produce and plants;
 - (c) Vehicle dealerships;
 - (d) Drive in or drive through establishments;
 - (e) Licensed amusements or recreations; and
 - (f) Outdoor sales and display of goods, when permitted as a special land use.

Outdoor storage areas shall comply with the setback requirements of the principal building. On corner lots, the front yard requirements along each street frontage shall be met.

Section 8.04 District-Specific Requirements

(A) OS-2 District.

- (1) **Qualifying conditions.** To qualify for development in the OS-2 District, a single property or multiple properties shall be either:
 - (a) A project under single control or ownership that is at least five acres; or
 - (b) A project under single control or ownership that is at least three acres and has at least one building 10,000 square feet of gross floor area or larger.
- (2) **Yards adjacent to 44th Street;**
 - (a) Minimum building setback: 50 feet.
 - (b) Parking lot minimum setback: 30 feet; however, the setback may be reduced to 20 feet if the required buffer yard contains:
 1. Landscaping that exceeds the buffer yard requirements of [Article 16](#) by no less than 15 percent; or
 2. A berm with a side slope no greater than 3:1, in addition to the landscaping specified in Article 16.
 3. Buffer yard. See Article 16 for additional requirements.

(B) C-4 District.

- (1) The site must be located on a Regional Boulevard or Business Connector, as designated on the city master plan.

- (2) **Landscaping, Buffer Yards, and Screening.** Landscaping and buffer yards shall be provided and maintained in all required yards as provided in Article 16.
- (3) **Access.**
- (a) Customer access for shopping centers exceeding 300,000 square feet in gross leasable area.
1. A driveway, street, or parking space shall not be located within 25 feet of a mall customer entrance.
- (b) Vehicular access.
1. Driveways shall meet adequate sight distance requirements, have appropriate grades, and not result in unsafe conditions and congestion.
 2. Specifications for driveways, lane tapers, and deceleration, acceleration, turning, and bypass lanes shall conform to Grandville driveway standards, except as noted. In case of a conflict, the more restrictive requirement shall apply.
 3. Driveways shall be located at least 250 feet from the intersection of a regional, major, or minor arterial street.
 4. Driveways accessing a public street shall be spaced at least 250 feet apart.
 5. All driveways intersecting a public street shall have a curbed and landscaped center island.
- (4) **Use of Search Lights, Loudspeakers, Amplifiers, and Similar Devices.** Search lights, loudspeakers, sound amplifiers, or similar devices shall not be used to attract attention to any activity within the C-4 District or on outparcels.
- (5) **Site Plan Approval.** In addition to the requirements of [Article 14](#), the following shall be submitted along with a site plan for development within the C-4 District:
- (a) A narrative describing:
1. The percent of the shopping center district to be covered by buildings and parking;
 2. The authority and responsibilities to maintain streets and parking areas;
 3. Project phasing, if any;
 4. Construction start and completion dates for the project and any of its phases; and
 5. Any other information the Planning Commission may request.
- (b) The approved site plan shall be part of the record of approval. All subsequent actions related to the development of the shopping center shall be consistent with the approved site plan unless a change, conforming to the zoning ordinance, is mutually agreed to by the shopping center owner or developer and the city. After the site plan has been approved, building permits may be issued for phased construction.
- (C) **C-5 District.**
- (1) **Qualifying conditions.** Development in the C-5 District shall meet one of the following conditions:
- (a) A project under single control or ownership that is at least five acres; or
- (b) A project under single control or ownership that is at least three acres and has at least one building of 10,000 square feet of gross floor area or larger.