

ARTICLE 14.00  
C-3, REGIONAL COMMERCIAL (GENERAL) DISTRICT

**Section 14.01 Statement of Intent**

The intent of the C-3, Regional Commercial (General) District is to provide a district wherein both convenience and comparison shopping goods and the community's overall commercial and business facilities can be centralized to most economically, efficiently, and effectively serve the general Township areas immediately adjacent, and the region-wide population with a wide variety of compatible retail uses. Also, the District is to provide areas wherein those commercial, business, and service uses which primarily cater to the motoring public, plus compatible and/or accessory uses, may be located without encroaching into other districts where their unique needs or circumstances would render them undesirable.

**Section. 14.02 Permitted Uses And Structures:**

In all C-3, Regional Commercial (General) Districts, no building or part thereof shall be erected, used or structurally altered, nor land or premises used in whole or in part, except for one or more of the following permitted uses or structures:

- a. All permitted uses in the C-1, Convenience/Local Service District as permitted in Section 12.02 and C-2, Recreation/Amusement Commercial District as permitted in Section 13.02.
- b. Regional Shopping Centers (defined as a group of retail and service establishments, planned, developed, owned and managed as a single unit), and customarily incidental accessory uses.
- c. Open air businesses, including new and used vehicle sales, nursery stock sales, mobile home, trailer or boat sales, display and sales of garages, and swimming pools, and similar open air types of businesses.
- d. Outdoor and indoor recreation uses, including tennis, racquetball, archery, shuffleboard, and horseshoe courts, miniature golf courses and golf driving ranges, children's amusement park, and similar types of outdoor recreation uses.
- e. Vehicle repair garage, service stations and vehicle dealerships.
- f. Indoor theaters, mini theater complex.
- g. Colleges and universities
- h. Equipment rental and/or sales.
- i. Any service establishment of an office, showroom or workshop nature (within a completely enclosed building) of a taxidermist, decorator, upholsterer, caterer, exterminator, building contractor (including electrical, glazing, heating, painting, paper hanging, plumbing, roofing, ventilating and plastering), and similar establishments which require a retail adjunct.
- j. Riding academies.
- k. Physical culture establishments, including gymnasiums, reducing salons, saunas, and commercial athletic clubs.
- l. Bowling alleys, indoor ice and roller skating rinks, and similar types of indoor recreation uses.
- m. Exhibition halls, dance halls, assembly halls, arcades, billiard parlors, or other similar places of assembly.
- n. Furniture and/or appliance sales.
- o. Public and private service clubs and lodge halls.
- p. Funeral homes.
- q. Carry-out, drive-in, and fast-food restaurants.
- r. Veterinary hospitals and clinics and public kennels.
- s. Motels and hotels and ancillary uses.
- t. Commercial laundries.
- u. Printing, lithographic, and blueprinting services.
- v. Building contractors offices and supply yards and similar types of uses.
- w. Radio and TV stations or transmitter facilities.
- x. Commercial greenhouses.
- y. Lumber yards.
- z. Mini-warehousing.
- aa. Hospitals.

**Section 14.03 Uses Permitted by Special Exception:**

The following Special Exception Uses shall be permitted subject to review and approval by the Planning Commission, and further subject to any and all reasonable conditions which may be imposed by the Planning Commission in accordance with Section 16.06 of the Township Rural.

**Monitor Township  
Downtown Development Authority  
BOARD MEMBERS**

<b>Warren Abbs</b> 145 Salzburg Bay City, MI 48706 (517) 686-0754 home (517) 894-9356 work (517) 894-9417 fax	April 1, 2003	<b>Clifford Van Dyke</b> Bay County Growth Alliance 721 Washington, Suite 504 (517) 893-5596 phone (517) 893-8420 fax	April 1, 2001
<b>Wm. Bartlett</b> Straits Corp. 1424 Straits Drive Bay City, MI 48706 (517) 684-5088 phone (517) 684-5260 fax	April 1, 2001 replaced R. Fudge 4/94	<b>John VanOchten</b> Euclid Industries 1655 Tech Drive Bay City, MI 48706 (517) 686-8920 phone (517) 686-6520 fax	April 1, 2002 replaced R. Seymour 5/99
<b>Walter Graveline</b> Imenco 1483 S. Valley Center Drive Bay City, MI 48706 (517) 686-9909 phone (517) 686-5553 fax	April 1, 2004	<b>Wm. Darbee - DDA Secretary</b> Non-voting member Darbee, Bosco & Hammond 420 Chemical Bank Bldg Bay City, MI 48708 (517) 892-2531 phone (517) 892-2741 fax <i>darbee@comcast.net</i>	
<del><b>R. Wayne Kight</b> Chaper Communications 1480 S. Valley Center Drive Bay City, MI 48706 (517) 667-9434 phone (517) 667-1745 fax</del>	April 1, 2004 replaced W. Maude 6/98		
<b>Ken Larson</b> CommTec 1403 S. Valley Center Drive Bay City, MI 48706 (517) 667-2070 phone (517) 667-3841 fax	April 1, 2003 replaced UTA rep. 5/97	<b>2000 DDA Officers:</b> Chairman: Wm. Bartlett Vice-Chairman: Clifford Van Dyke Secretary: Wm. Darbee Treasurer: Warren Abbs	
<b>Marvin Neumeyer</b> Monitor Township 2483 Midland Road Bay City, MI 48706 (517) 684-7203 phone (517) 684-9234 fax	No expiration date		
<b>Neil McCarthy</b> Quantum Composites 1310 S. Valley Center Dr Bay City, MI 48706 (517) 922-3863 phone (517) 922-3915 fax	April 1, 2002 replaced Kim Stunler		Updated 1/01

**DDA Board - May 23, 2001**

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