

ARTICLE 10
C - COMMERCIAL DISTRICT

SECTION 10.01 STATEMENT OF PURPOSE

The purpose of this article is to encourage the concentration of Commercial development. Commercial development shall mean establishing stores and facilities to provide goods and services to the general public. This does not include the recreational services included in Article 9 and 9A. This district is intended to provide a well-defined area for highly concentrated commercial development with appropriate provisions for the public safety, health, and well-being of persons using the development and adjacent land uses. Development shall further be designed to provide for the most efficient use of related municipal services and protect conservation and open spaces.

SECTION 10.02 PERMITTED USES

The following and no other shall be deemed Commercial District uses and permitted in all Commercial Districts:

- A. Any generally recognized retail business which supplies commodities on the premises including, but not limited to foods, drugs, liquor, furniture, clothing, dry goods, notions or hardware.
- B. Any personal service establishment which performs services on premises including, but not limited to, repair shops (watches, radio, television, shoe, etc.) tailor shops, beauty parlors, barbershops, interior decorators, photographers and dry cleaners.
- C. Restaurants and taverns.
- D. Office and office buildings or an executive, administrative or professional nature, banks, (including drive-in facilities), doctors, dentists, chiropractors, municipal buildings or post offices.
- E. Automobile display or sales room including auto sales, servicing, and repair.
- F. Motels and hotels.
- G. Business or private schools operated for profit, including but not limited to, dance studios, music and voice schools, and art studios.
- H. Storage facilities when incidental to and actually connected with any principal use permitted, provided that such facility be within the confines of the building or part thereof occupied by said establishment.
- I. Accessory structures, uses, and signs incidental to the listed permitted uses.
- J. Gasoline service stations.

SECTION 10.03 USES PERMITTED BY SPECIAL USE PERMIT

The following uses may be permitted by the issuance of a special use permit as provided for in Article 17.

- A. Entertainment or fraternal establishments, including theaters, bowling alleys, pool halls, clubs, or lodges.
- B. Outside storage and/or display of materials.
- C. Nursing and convalescent homes.
- D. Storage structures pursuant to Section 13.37.
- E. Other uses which in the determination of the Township Board are of a similar character to listed uses.

Effective 6/28/89

SECTION 10.04 DISTRICT PROVISIONS

The following restrictions and regulations apply to uses in Commercial Districts.

- A. Greenbelts of approved materials as listed in Section 13.36 shall be provided on any side and back yards abutting any residential districts.
- B. Any use established in Commercial Districts after the effective date of this Ordinance shall be operated so as to comply with the performance standards set forth hereinafter in Section 13.35, General Provisions.
- C. Any use established in Commercial Districts shall be operated so as to comply with the sewage standard as set forth in Section 13.03, General Provisions.
- D. Parking shall be provided pursuant to Article 15.
- E. Adjoining parking lots shall provide for a two-way common drive between parking lots.
- F. Safe ingress and egress to the site shall be required, which may require deceleration lanes and/or center turn lanes.
- G. Signs shall be placed so as to be inoffensive and not disruptive to traffic in accordance with Ordinance Section 13.26.
- H. Deleted 05/02/91 Effective 05/08/91
- I. Noise, dust, and glare shall be controlled at the property line and be compatible with the residential uses in the neighborhood, and mitigated on the site if necessary.
- J. Changes in water quality and quantity by site discharge and run-off shall be mitigated on site unless public facilities are available.
- K. The site shall be established and maintained with landscaping, consistent with the natural site qualities, functional needs and neighborhood standards.
- L. Outside trash storage shall be in covered containers within screened areas.

SECTION 10.05 FRONTAGE, AREA, HEIGHT, AND PLACEMENT REQUIREMENTS

The following dimension restrictions apply to uses in a Commercial District:

A. Setbacks:

Front - 150 feet from the edge of the right-of-way

Side abutting residential district - 50 feet

Side abutting other districts - 15 feet

Back abutting residential district - 75 feet

Back abutting other districts - 25 feet

B. Maximum building height shall be forty (40) feet.

C. No commercial district shall be established consisting of less than ten (10) usable acres of land.

D. Minimum road frontage shall be 660 feet and the minimum depth shall be 660 feet.

E. Minimum lot size, 90,000 square feet net of setback requirements.

SECTION 10.06 SITE PLAN APPROVALS

All uses in the Commercial District shall require site plan approval, as provided for in Article 19 of this ordinance.

Effective May 3, 1984