

CHAPTER 11

"C-1" NEIGHBORHOOD COMMERCIAL DISTRICT

SECTION 11.0 DESCRIPTION AND PURPOSE. The "C-1" Neighborhood Commercial District is intended to serve the convenience shopping needs of local Township residents and to a lesser extent the needs of through vehicular traffic. Commercial uses that generate higher traffic volumes and/or that must attract regional customers are not encouraged to locate within this zoning district.

SECTION 11.1 PERMITTED USES. Within the "C-1" Neighborhood Commercial District, unless otherwise permitted under the provisions of this ordinance, no building or part thereof in the shall be used, erected, altered, or converted or the land used in whole or in part unless it is for the following or similar types of retail and service uses. Unless specifically authorized by the Planning Commission as a special use, all business, service or processing shall be conducted wholly within a completely enclosed building:

Hospitality and food service establishments including:

1. Restaurants (excluding drive-in)
2. Cafes, delicatessens, food catering establishments

Automobile related service establishments, including:

3. Automobile service stations for the sale of gasoline or accessories and the performance of incidental services such as tire changing, greasing, mechanical repairs, and car washing, provided all work is conducted wholly within a completely enclosed building
4. Enclosed car washes (automatic or manual)

Retail sales establishments oriented toward neighborhood markets including:

5. Food and grocery stores such as butcher shops and fish markets, fruit and vegetable markets, dairy products stores, candy, nut, and confectionery stores and retail bakeries
6. Apparel and accessory stores
7. Convenience stores and miscellaneous retail shops for items such as used merchandise, sporting goods, books, stationery, jewelry, art, hobbies, crafts, toys, and games, cameras and photographic supplies, gifts, novelties, and souvenirs, luggage and leather goods, sewing, needlework, catalog and mail-order, tobacco products and accessories, and news dealers
8. Flower shops with or without green houses
9. Drug stores with or without drive through
10. Hardware, paint, glass, and wallpaper stores.

Business services including:

11. Advertising agencies, adjustment and collection services, credit reporting services, direct mail services, photocopying and duplicating services, commercial art and graphic design, secretarial and court reporting, disinfecting and pest control services, building maintenance services, employment agencies, computer programming services, data processing, messenger/telegraph-service stations and parcel-delivery stations

Personal services including:

12. Beauty and barbers shops, travel agencies, fitness centers, tanning and manicure salons, tailor, and dress making shops, shoe-repair shops
13. Funeral parlor or mortuary without residential living quarters.
14. Laundry/Dry Cleaning including pickup and drop-off.
15. Dance, art, music, and similar professional studios
16. Animal hospitals, veterinary clinics including boarding provided that all animal runs shall be totally enclosed unless authorized as a special use.

Office and institutional uses including:

17. Banks and other financial institutions with or without drive-through
18. Professional offices of doctors, dentists, lawyers, accountants, realtors, architects, engineers, business or financial consultants or other professionals, and corporate, executive, administrative, or sales offices including incidental sales of medical or dental aids
19. Offices and similar uses for municipal, state, federal, or other governmental agencies.
20. Laboratories: dental and medical
21. Churches and other places of religious assembly

Other uses:

22. Any principal use designed to primarily serve residents of the surrounding neighborhood and judged by the Planning Commission to be similar in character to those enumerated.

SECTION 11.2 AUTHORIZED SPECIAL LAND USES. The uses of land and structures listed in this Section may be permitted as special land uses within the "C-1" Neighborhood Commercial District if approved by the Planning Commission as provided under the procedures Chapter 24 and subject to all general and specific standards applicable to the use contained there in.

1. Patio/al fresco dining facilities (see Sec. 24.13,B,1)
2. Crematories, mausoleums cemeteries
3. Hospitals, Homes for the Elderly or Retired and state licensed residential facilities(see Sec. 24.13,B)
4. Public libraries, museums
5. Country clubs, golf courses
6. Essential service buildings and major service structures
7. Wireless communications facilities including antennas and towers exceeding 35 feet in height and all associated transmitters, receivers relays and equipment shelters (see Sec. 24.13,B,17)
8. Colleges and universities
9. Parks, athletic grounds, and athletic facilities provided that all buildings shall be located at least 50 feet from any property line.
10. Child day-care centers, adult day-care centers (see Sec. 24.13,B)

11. Earth, sand and gravel mining, commercial sod-and-topsoil removal (see Sec. 24.13,B,8)
12. Solid-waste landfill operations

SECTION 11.3 REQUIRED CONDITIONS. The use of property in this district shall be subject to the following conditions:

1. Unless specifically authorized by the Planning Commission as a special use, all business, service, or processing shall be conducted wholly within a completely enclosed building
2. All products produced on the premises, whether primary or incidental, shall be sold only at retail and on the premises where produced
3. Off-street parking shall be provided in accordance with the requirements of Chapter 28 of this Ordinance.
4. Landscaping shall be provided as regulated under Chapter 29.
5. Signs shall be regulated under Chapter 30

SECTION 11.4 HEIGHT, AREA AND YARD REQUIREMENTS.

1. Building and structure height: No building or structure shall exceed a maximum of two and one-half stories or 35 feet in height, whichever is less, except as otherwise provided by this Ordinance.
2. Front yard: Each commercial building shall have a front yard of at least 50 feet, provided that where an existing greater or lesser setback line has been established by existing commercial buildings occupying 40 percent or more of the commercially zoned frontage within the same block along the side street, the established lesser setback shall apply.
3. Side yard: No side yard shall be required when the building directly abuts another business use; however, if the building is not constructed on the lot line, there shall be a side yard of not less than 10 feet
4. Rear yard: There shall be a rear yard of at least 25 feet.