

CHAPTER 13
C-2 GENERAL COMMERCIAL DISTRICT

Section 13.01. Description and Purpose. This district is intended to accommodate land uses which can provide commercial goods and services to residents of and visitors to the Township, including commercial uses which by reason of traffic or other impacts would ordinarily not be compatible with nearby residential areas or with a neighborhood commercial district. The permitted and specially-approved uses are intended to serve the community in general, including travelers on the major highways in and around the Township.

Section 13.02. Permitted Uses. Land, buildings and structures in this district may be used for the following purposes only:

- (a) Any use permitted in the C-1 District.
- (b) Department or discount stores.
- (c) Retail building supply and equipment stores.
- (d) Retail nurseries and garden centers.
- (e) Funeral homes.
- (f) Indoor or outdoor commercial recreation facilities.
- (g) Utility and public service buildings, without storage yards.
- (h) Restaurants, including drive-up and drive-through facilities.
- (i) Taverns or bars serving beer, wine and spirits, if licensed as required by law.
- (j) Private clubs, fraternal organizations and lodge halls.
- (k) Computer and data processing centers.
- (l) Mailing and packaging service.
- (m) Internet-related offices and services.
- (n) Other similar retail business or service establishments which supply convenience commodities or perform services primarily for the motoring public and area residents when authorized by the Planning Commission. In considering such authorization, the Planning Commission shall consider the following standards:
 - (1) The size, nature and character of the proposed use.
 - (2) The proximity of the use to adjoining properties.
 - (3) The parking facilities provided for the use.
 - (4) Any likely traffic congestion or traffic hazard.

- (5) How well the use harmonizes with and enhances adjoining properties in the surrounding neighborhood.
- (6) The need for the proposed use to serve the surrounding neighborhood.
- (7) The effect of the use on adjoining properties and the surrounding neighborhood.

Section 13.03. Special Land Uses. The following uses may be permitted as a special land use subject to the requirements of Chapter 15:

- (a) Open air businesses.
- (b) Contractor yards for construction equipment.
- (c) Commercial kennels.
- (d) Automatic and self-serve vehicle wash facilities.
- (e) Motels and hotels.
- (f) Theaters.
- (g) Commercial storage warehouses.
- (h) Warehousing, bulk storage and transport of propane, liquid petroleum, fuel oil and similar fuels, but not including gasoline.
- (i) Sexually oriented business.
- (j) Pawn shop.

Section 13.04. Other Uses. The following other uses are permitted as provided in this Ordinance:

- (a) Accessory buildings and other accessory uses as regulated under Section 4.16.
- (b) Signs as regulated under Chapter 18.
- (c) Off-street parking and loading as regulated by Chapter 19.

Section 13.05. District Regulations. Buildings and structures shall not be erected or enlarged unless the following requirements are satisfied:

- (a) Minimum Lot Area. None required.
- (b) Minimum Lot Width. One hundred twenty five feet.
- (c) Minimum Required Building Setbacks. Fifty feet.
- (d) Maximum Building Height. Thirty five feet.
- (e) Site plan review and approval under Chapter 17.

Section 13.06. Minimum Floor Area. No minimum building floor area shall be required.

Section 13.07. Site Development Requirements. The following site development requirements shall be complied with:

- (a) The outdoor storage of goods or materials shall be prohibited in the required front yard. Goods or materials stored in a side yard or rear yard shall be screened from view from the street or from adjacent lands.
- (b) Not more than one driveway per street shall be permitted for each principal use, except that the Planning Commission, in connection with site plan review, may permit or require additional driveways, if justified by the need therefor and if the same can be accommodated without adverse effect upon the use of the adjacent street.
- (c) Parking areas may be required to be screened from the adjacent streets, in connection with site plan review under Chapter 17.
- (d) Lighting fixtures for parking lots shall be not higher than 20 feet and shall be provided with cut-off light fixtures so as to minimize the amount of light extending into areas outside of the parking lot.
- (e) The Planning Commission, in considering site plan approval under Chapter 17, may require the design and installation of service drives for motor vehicles, or other interior streets and drives, as a means of avoiding traffic congestion or improving traffic circulation, and for other purposes.