

ARTICLE XI
C, COMMERCIAL DISTRICT

SECTION 11.1 STATEMENT OF PURPOSE

This district is established to provide suitable location for retail, service and professional office enterprises which service a localized market area. Goods and services to be provided by establishments in this district are classified as "convenience", as distinguished from "comparison", goods and services, because they serve the day to day needs of a neighborhood or group of neighborhoods. With the exception of supermarkets, establishments in this district will generally be small in floor and site area.

This district is intended to encourage consolidation of business establishments, particularly as neighborhood shopping centers. Consolidations other than shopping centers are also encouraged with the intent of avoiding strip commercial development, lessening traffic congestion by reducing the number of commercial driveways opening onto major streets, and improving the safety and convenience of consumers.

SECTION 11.2 PRINCIPAL PERMITTED USES

In the C District, no use shall be permitted, unless otherwise provided in this Ordinance, except the following:

1. Retail establishments for the sale of alcoholic beverages, baked goods, bicycles, books, confection, drugs, flowers, groceries, hardware, hobby equipment, jewelry, music, notions, paints, periodicals, sundry, small household articles, tobacco and similar establishments.
2. Personal service establishments performing services on the premises, such as barber and beauty shops; watch, radio, television, clothing and shoe repair, tailor shops, locksmiths, and similar establishments.
3. Laundry or dry cleaning customer outlets, coin-operated laundromats, self-serve dry cleaning centers and the like. Dry cleaning or laundry plants serving more than one customer service outlet are prohibited.
4. Eating and drinking establishments when food or beverage is consumed within a completely enclosed building. Establishments with a character of a drive-in or open store are prohibited.
5. Carry-out restaurants
6. Public utility buildings and uses but not including storage yards, when operating requirements necessitate locating within the district to serve the immediate vicinity.
7. Any retail business whose principal activity is the sale or rental of merchandise within a completely enclosed building.
8. Business service establishments performing services on the premises such as office machine and typewriter repair, printing and blue printing.
9. Any service establishment of an office, showroom, or workshop nature within a completely enclosed building of a taxidermist, decorator, upholster, caterer,

exterminator, building contractor (including electrical, glazing, heating, painting, hanging, plumbing, roofing, ventilating and plastering), except outside storage yards and similar establishments that require a retail adjunct.

10. Photographic film developing and processing.
11. Physical culture establishments, including gymnasiums, reducing salons, masseurs and steam baths.
12. Television and radio studios and towers subject to the requirements of Section 5.29.
13. Assembly halls.
14. Funeral parlors or mortuaries.
15. Hotels and Motels.
16. Other uses similar to the above, subject to the following restrictions:
 - a. All goods produced on the premises shall be sold at retail on the premises where produced.
 - b. All business or servicing, except for off-street parking and loading, shall be conducted within a completely enclosed building.
17. Bus passenger stations.
18. Off-street parking lots.
19. Accessory buildings and uses customarily incidental to the above principal permitted uses.
20. Off-street parking in accordance with the requirements of Article XX.
21. Wireless telecommunication facilities and wireless telecommunication antennas mounted on an alternative tower structure subject to Section 5.39.

SECTION 11.3 PERMITTED USES AFTER SPECIAL APPROVAL

The following uses may be permitted subject to the conditions hereinafter imposed and subject further to the approval of the Township Board after recommendation from the Planning Commission.

1. Planned neighborhood shopping centers subject to the following requirements:
 - a. Minimum site size shall be two (2) acres.
 - b. A wall or barrier of suitable material not less than five (5) feet high shall be constructed along those property lines which abut a residential district.
 - c. No main or accessory buildings shall be located nearer than twenty-five (25) feet to any perimeter property line.
 - d. A landscape plan which includes the entire site shall be submitted for approval to determine compliance with screening and planting strips.

- e. All signs shall be affixed to the face of the building and shall be a uniform design throughout except for one ground pole sign advertising the name of the shopping center.
 - f. All off-street parking shall be within its own area as specified in Article XX and an internal system of roads and walks which will effectively separate pedestrian and vehicular traffic is required.
2. Hospitals, nursing homes, or convalescent homes, but not including institutions for the care of the feebleminded or insane.
 3. Automobile car wash establishments including steam-cleaning, but not rust-proofing, provided off-street waiting space is provided in accordance with Section 20.2.
 4. Veterinary hospitals and clinics.
 5. Drive-in restaurants or other drive-in establishments serving food and / or beverage, provided that the entrance to or exit from any such use is located at least thirty-five (35) feet from the intersection of any two (2) streets, that all such uses shall have direct access to a major thoroughfare, that all lighting or illuminated display shall not reflect onto any adjacent residential zone, and that consideration is given to proximity of existing places of congregation of children (e.g. schools) regarding traffic safety and sanitation.
 6. Automobile gasoline and automobile service stations subject to the requirements of Section 5.17.
 7. Wholesale stores, storage facilities, buildings warehouses, distributing plants, freezers, and lockers.
 8. Open air business uses as follows::
 - a. Retail sale of trees, shrubbery, plants, flowers, seed, topsoil, humus, fertilizer, trellises, lawn furniture, playground equipment, and other home garden supplies and equipment.
 - b. Retail sales of fruit and vegetables.
 - c. Tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, golf driving ranges, children's amusement parks or similar recreation uses.
 - d. Bicycle, trailer, motor vehicles, boat or home equipment rental services.
 - e. Outdoor display and sale of garages, swimming pools and similar uses.
 9. New and used car sales rooms, including outdoor sales space.
 10. Sales rooms and outdoor sales space for recreation vehicles, including boats, snowmobiles, travel trailers, campers, tents and accessory equipment.
 11. Planned Community Shopping Centers, provided the following criteria are met:
 - a. Such center shall consist of a group of establishments engaging exclusively

retail business or service, arranged as a functionally coherent unit, together with appurtenant features, such as parking areas and storage facilities.

- b. Such center shall occupy a site of not less than ten (10) acres.
- c. No main or accessory building shall be situated less than fifty (50) feet from any perimeter property line.
- d. A planting strip of at least ten (10) feet wide shall be provided around the entire perimeter of the site except for driveways onto the public street system. A wall or barrier of suitable material not less than five (5) feet high shall be constructed along those property lines which abut a residential district.
- e. The proposed site shall have at least one (1) property line abutting a major thoroughfare. All ingress and egress to the site shall be directly from said thoroughfare. Turning and approach lanes shall be provided when determined necessary by the Township Engineer.
- f. A landscape plan which includes the entire site shall be submitted for approval to determine compliance with screening and planting strips.
- g. All signs shall be affixed to the face of the building and shall be a uniform design throughout except that one ground pole sign advertising the name of the shopping center is allowed.
- h. All off-street parking shall be within its own area, as specified in Article XX and an internal system of roads and walks which will effectively separate pedestrian and vehicular traffic is required.
- i. All vehicle and pedestrian areas shall be illuminated during business hours of darkness. All lighting fixtures shall be installed so as to reflect light away from adjoining residential properties.
- j. Large Accessory Use Solar Energy Collectors in accordance with Section 5.44 of the Township Zoning Ordinance.
- k. Large Accessory Use Wind Energy Conversion Systems in accordance with Section 5.45 of the Township Zoning Ordinance.

SECTION 11.4 SITE PLAN REVIEW

For all uses permitted in a C District, a site plan review shall be submitted to the Township Board and no building permit shall be issued until after the Township Board has reviewed and approved the site plan in accordance with Article XVI.

SECTION 11.5 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, Height, Bulk and Placement Requirements unless otherwise specified and as provided in Article XIV.

SECTION 11.6 COMMERCIAL DESIGN STANDARDS

All new buildings within the Commercial District shall meet the following standards:

1. **Materials.** A minimum of ninety (90) percent of the exterior finish material of all building facades visible from the public street, parking lot or adjacent residentially zoned

land, exclusive of window areas, shall consist of the following: brick, stone, split-face block, wood siding, metal panels or vinyl siding. The remaining maximum ten (10) percent of the facade may utilize other materials for architectural detailing such as fiberglass reinforced concrete, polymer plastic (fypon), exterior insulation and finishing systems (EIFS) or concrete block. The Planning Commission may permit other materials for facades that are not visible from a public street or parking lot and are adequately screened from adjoining land uses. The Planning Commission shall review building materials and colors as a part of site plan approval.

2. **Roofs.** As a part of building design, roofs shall be designed in keeping with the overall architecture of the building. Single story building should be designed with pitched roofs. Where flat roofs are proposed, the roof shall be enclosed by parapets and peaked architectural features with a full roof return, decorative cornices or other details, at least forty-two (42) inches high, or of a height sufficient to screen roof-top mechanical equipment.
3. **Front Facade.** Blank walls shall not face a public street. Walls facing a public street shall include windows and architectural features customarily found on the front facade of a building, such as awnings, cornice work, edge detailing or other decorative finish materials. Wall massing shall be broken up with vertical pilasters or other architectural elements to reduce scale.
4. **Canopies.** Canopies, such as over gasoline pumps or drive-through structures, shall be designed to be consistent with the approved building materials and colors. The Planning Commission may require a peaked roof to complement the principal building. Signs and color bands shall not be permitted along the canopy. Any canopy lighting shall be flush with the canopy.