

## ARTICLE 14 C-2 GENERAL BUSINESS DISTRICT

Updated 10-2-06

### Sec. 14.01. DESCRIPTION AND PURPOSE.

This zone is intended to provide a district for concentrating general convenience type retail businesses and personal service uses, which are deemed desirable and appropriate to the township. Regulations are designed to encourage and facilitate the development of sound and efficient shopping and business activities.

This Ordinance encourages the concentration of compatible business activities in appropriate locations within the township to the mutual advantage of both consumers and merchants, thereby avoiding the encouragement of marginal businesses throughout the community.

### Sec. 14.02. PERMITTED USES

The following uses are permitted if the structures and/or buildings do not exceed 20,000 square feet in gross floor area. If the structures and/or buildings exceed 20,000 square feet in gross floor area, the use may be authorized by the planning commission, subject to the procedures and standards established in Article 20 of this ordinance.

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| <p><b>A.</b> All uses permitted in the C-1 District, as regulated in the C-1 district.</p> <p><b>B.</b> Amusement enterprises - see Section 23.10.</p> | <p><b>C.</b> Antique shop.</p> <p><b>D.</b> Automobile parts store.</p> <p><b>E.</b> Bus station, travel agency.</p> <p><b>F.</b> Business or trade school.</p> <p><b>G.</b> Catering service, delicatessen and confectionery store.</p> <p><b>H.</b> Clinic - dental and medical including laboratory.</p> <p><b>I.</b> Dance studio and photographic studio.</p> <p><b>J.</b> Department store or discount department store.</p> <p><b>K.</b> Florist and gift shop including nursery.</p> <p><b>L.</b> Funeral home and ambulance service.</p> <p><b>M.</b> Furniture store, appliance store.</p> <p><b>N.</b> Laboratory - medical or dental.</p> <p><b>O.</b> Locksmiths.</p> <p><b>P.</b> Lodge hall, private clubs, and veteran's clubs.</p> <p><b>Q.</b> Music Store.</p> <p><b>R.</b> Offices.</p> |
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- S. Office machines, sales and service.
  - T. Office supply store.
  - U. Print, wallpaper, carpet, or floor coverings store.
  - V. Parcel delivery station.
  - W. Parking lot - see Article 21.
  - X. Blueprinting, photostatting and photocopying.
  - Y. Broadcasting or recording studios for radio, TV, and other media.
  - Z. Radio and TV sales, repair and broadcasting studios and towers.
  - AA. Radio and TV broadcasting towers.
  - AB. Taxidermist.
  - AC. Theater - indoor, or auditorium - see Section 23.10.C.
  - AD. Any other retail business or service establishment which is determined by the Planning Commission to be of the same general character as the above permitted uses.
- Sec. 14.03 USES REQUIRING SPECIAL APPROVAL.**
- The following uses may be authorized by the Planning Commission subject to the procedures and standards established for special use permits in Article 20 of this Ordinance.
- A. Automobile wash establishment if wholly enclosed and provided with adequate vehicle waiting lanes - see Section 23.03E.
  - B. Automobile repair shop or garage including minor and major repair, if all operations are conducted within a completely enclosed building - see Section 23.03.B.
  - C. Vehicle sales lot, showroom or any other establishment, other than Vehicle or Freight Terminals, that sells, stores or rents five (5) or more vehicles in a period of twelve (12) months. For purposes of this subsection, the term "vehicles" shall include, without limitation, cars, trucks one (1) ton or under, travel trailer, campers, motor homes, motorcycles, boats, trailers and all similar vehicles - see Section 23.03.D.
  - D. Bowling alleys, including restaurants - see Section 23.10C.
  - E. Drive-in restaurants - see Section 23.04.B.
  - F. Landing and take-off areas for roto craft.
  - G. Motel, hotel or tourist homes.
  - H. Miniature or "Par 3" golf course - see Section 23.10.C.
  - I. Nightclub or dance hall.
  - J. Open air businesses (any business or establishment in which the business or

operation is substantially conducted outside of a building or structure).

- K.** Pet shop or small animal veterinarian practice, including the treatment or boarding of small animals while recovering from operative procedures only.
- L.** Pool hall or billiard parlor.
- M.** Resale shops including "auction houses".
- N.** Automobile service station, including minor automobile repairs such as defined in Article 32 provided all repair work is conducted wholly within a completely enclosed building.
  1. No station shall have more than three (3) pump islands nor a total of more than twelve (12) pumps.
  2. No station shall have more than two (2) lubrication hoists or pits, which shall be located within an enclosed structure.
  3. No sales or rentals of trucks, trailers, cars, equipment, etc., shall be permitted.
  4. See Section 23.03.A.
- O.** Theater - drive-in - see Section 23.04.A.

**Sec. 14.04 HEIGHT REGULATION.**

No building or structure shall exceed thirty (30) feet in height except TV or radio towers.

**Sec. 14.05. AREA REGULATIONS.**

All buildings, structures, or additions thereto shall comply with the following requirements:

- A. FRONT YARD.** Where all the frontage between two intersection streets is located in any C Zone, there shall be a front yard of not less than twenty-five (25) feet, provided that where a uniform setback has been established by fifty percent (50%) of the frontage, said setback shall apply. Where the frontage is located partly in any R or AG Zone and partly in the C-2 Zone, the front yard of the R Zone shall apply to the C-2 Zone.

Uses permitted in the front yard setback shall be limited to pedestrian walks, vehicular access drives, meter pits and manholes, signs as regulated in Article 22, and utility poles. No parking shall be permitted in the front yard setback. The front yard shall be landscaped and maintained.

- B. SIDE YARD.**

1. Where the side of a lot in the C-2 Zone abuts upon the side of a lot in any R or AG Zone, there shall be a side yard of not less than fifteen (15) feet. No parking shall be allowed in this area.
2. There shall be a side yard of not less than twenty five (25) feet on the street side of a corner lot.

3. In all other cases, a side yard for a commercial building shall not be required. Where a building is not built on the lot line or where the wall of a structure facing the side lot line has windows or other openings, a ten (10) foot side yard shall be required.

**C. REAR YARD.**

1. Where the rear of a lot in a C-2 Zone abuts upon the side of a lot in any R Zone or AG Zone, there shall be a rear yard of not less than twenty-five (25) feet, provided that where a public alley separates the rear of a C-2 Zone lot from an R Zone lot, the full width of the alley may be considered as part of the rear yard for making the computation.
2. In all other cases, there shall be a rear yard of not less than five (5) feet.
3. No accessory building shall be allowed in the required rear yard area of any lot.

**D. LOT AREA AND WIDTH.** The minimum lot area for C-2 uses hereafter erected shall not be less than twenty-two thousand five hundred (22,500) square feet and the width of the lot at the front building line shall not be less than one hundred fifty (150) feet. A lot in the C-2 zone that is less than the minimum lot size of the district may be used only for uses permitted in the C-1 zone.

**14.06 ADDITIONAL REGULATIONS**

- A.** All business, service, or processing shall be conducted wholly within a completely enclosed building, except for automobile parking and/or off-street loading. Any outdoor display or sales of product shall require a special use permit.
- B.** Side yards and rear yards adjoining the side or rear yard of any lot in an R or AG District shall be screened by a compact greenbelt solid wall, or tight board fence at least six (6) feet in height. See definition of greenbelt – Section 32.
- C.** Parking and loading Areas - see Article 21.
- D.** Signs - see Article 22.
- E.** Site Plan Review Requirements - see Article 24.