

ARTICLE X

"C-2" HIGHWAY COMMERCIAL DISTRICT

History: Amended by Ordinance No. 2022-06-04, June 8, 2022

§20-1001. Purpose

The purpose of the C-2 District is to provide reasonable standards for uses which are highway-oriented and to recognize existing development along the highways. These businesses primarily provide regional goods and services, often ranging well beyond Township boundaries.

As in the C-1 District, the Township encourages the sharing of parking areas, limiting the number of ingress and egress points and providing buffer yards and screen plantings where such uses adjoin residential districts.

§20-1002. Principal Permitted Uses

- A. Motor vehicle sales and/or rental, excluding heavy equipment. (See Section 20-1417)
- B. Automobile and truck washing
- C. Personal service establishment, including, but not limited to barber shop, beauty shop, laundry, laundromat, and shoe repair.
- D. Business and/or professional office.
- E. Radio, recording, television studio.
- F. Public utility service building or facility.
- G. Bowling alley, indoor commercial recreation.
- H. Funeral home.
- I. Gardening supplies and equipment.
- J. Sales and service of new manufacture housing.
- K. Animal hospital and pet shops.
- L. Wholesale business if conducted entirely within an enclosed building.
- M. Forestry
- N. Retail sales of motor vehicles new parts, including heavy equipment.
- O. Any "C-1", Retail and Service Commercial District, "Principal Permitted Uses".
- P. Municipal Uses – including without limitation; municipal building, municipal garage, municipal service buildings, police station, library, and

recreational area.

- Q. Sales and service of new manufactured housing.
- R. Home occupation pursuant to all regulations set forth in Section 20-1404.

§20-1003. Permitted Accessory Uses

- A. Accessory buildings and uses customarily incidental to the principal use.
- B. Offices in connection with the principal use.
- C. Off-street parking and loading as regulated in Article XVII.
- D. Signs as regulated in Article XVIII.

§20-1004. Conditional Uses

- A. Motor vehicle fuel dispensing facility, including large commercial vehicle refueling. (See Section 20-1508A.14)
- B. Flea market. (See Section 20-1508A.21)
- C. Building materials and supply sales, including lumber yard. (See Section 20-1508A.22)
- D. Communication Facility when co-location is proposed (See Section 20-1508A.29 or Section 1508A.30, as applicable)
- E. Dry cleaning, pressing or tailoring shop. (See Section 20-1508A.13)
- F. Drive-in, drive-through, in-car or outdoor services restaurants. (See Section 20-1508A.15)
- G. Motor vehicle sales and/or rental, including heavy equipment. See Sections 20-1417 and 20-1508A.17
- H. Motor vehicle service and/or repair, including heavy equipment. (See Sections 20-1417 and 20-1508A.17)
- I. Container storage area (See Section 20-1416 and Section 1508A.34))
- J. Any "C-1" Retail and Service Commercial District "Conditional Uses".
- K. Communication Facility when co-location is proposed or as a stand-alone structure. (See Section 20-1508A.29 or Section 20-1508A.30)

§20-1005. Lot Area, Yard and Height Requirements

- A. Minimum Yard Setbacks
 - 1. Front yard - Fifty (50) feet from street

right-of-way line.

2. Rear yard - Twenty (20) feet
 3. Side yard - Thirty (30) feet
 4. Buffer yard - A buffer yard, as regulated by Section 20-1406 shall be provided where a commercial use abuts an existing residential property or a residential district boundary.
 5. Landscaping shall be as required in Section 20-1405.
- B. Minimum Lot Size - One (1) acre
- C. Minimum Lot Frontage - One hundred and twenty-five (125) feet
- D. Maximum Lot Coverage - Eighty (80) percent
- E. Maximum Building Height - No building shall be in excess of thirty-five (35) feet, seventy-five (75) feet, when fully protected by an automatic sprinkler system.