

ARTICLE IX

"C-1" RETAIL AND SERVICE COMMERCIAL DISTRICT

History: Amended by Ordinance No. 2022-06-04, June 8, 2022, and Ordinance No. 2024-07-05.

§20-901. Purpose

It is the purpose of the C-1 District to provide primarily for retail commercial uses and other selected uses which are commonly associated with those retail uses which depend upon and generate large volumes of automobile traffic, and which require access to main highways and/or streets. These businesses provide goods and/or services primarily to Township residents, and often, to the region. Some of the uses may also require large parking areas.

The Township encourages the clustering of major traffic generators around a shared parking facility and limiting the number of ingress and egress points along the main highway and/or street.

§20-902. Principal Permitted Uses

- A. Department and variety store.
- B. Retail store for food, beverage, drugs, sundries, confectionery, hardware, bakery products, clothing, household appliances including service, furniture, sporting goods, hobbies and toys, pet shop, and florist.
- C. Shopping center.
- D. Bank and savings and loan office.
- E. Restaurant.
- F. Tavern.
- G. Animal Hospital with cremation.
- H. Child care/day care center, large.
- I. Hotel/Motel.
- J. Forestry.
- K. Offices for business, personal, professional services, or outpatient clinics or services.
- L. Personal service establishment, including, but not limited to barber shop, beauty shop, laundry, laundromat, and shoe repair.
- M. Funeral Home without cremation.
- N. Motor vehicle sales and/or rental, excluding heavy equipment. (See Section 20-1417).

- O. Automobile and truck washing.
- P. Bowling Alley, indoor commercial recreation.
- Q. Municipal Uses - including without limitation; municipal building, municipal garage, municipal service buildings, police station, library, and recreational area.
- R. Retail sales of motor vehicle new parts, excluding heavy equipment.
- S. Home occupation pursuant to all regulations set forth in Section 20-1404.

§20-903. Permitted Accessory Uses

- A. Parking areas and off-street loading areas as regulated in Article XVI.
- B. Signs as regulated in Article XVII.
- C. Accessory buildings and uses customarily incidental to the permitted uses.

§20-904. Conditional Uses

- A. Clubs; B.Y.O.B clubs, night clubs, health clubs, social clubs, lodges and social halls (See Section 20-1508A.5)
- B. Churches and other places of worship, including parish houses, educational buildings and parking (See Section 20-1508A.8 8)
- C. Dry cleaning, pressing or tailoring shop. (See Section 20-1508A.13).
- D. Drive-in, drive-through, in-car or outdoor services restaurants. (See Section 20-1508A.15).
- E. Groups of two (2) or more commercial retail and/or service businesses, as permitted or conditional in the C-1 Zoning District only, on the same property. (See Section 20-1508A.24).
- F. Communication Facility when co-location is proposed (See Section 20-1508A.29 or Section 1508A.30, as applicable).
- G. Automotive sales, new and/or used, with or without integral service facilities in an enclosed structure. (See Section 20-1508A.17)
- H. Motor vehicle service and/or repair, excluding heavy equipment. (See Sections 20-1418 and 20-1508A.17)
- I. Motor vehicle fuel dispensing facility, excluding large commercial vehicle refueling. (See Section 20-1508A.14)

- J. Climate Controlled Self-Storage (See 20-1508A.32)

§20-905. Lot Area, Yard and Height Requirements

- A. Minimum Yard Setbacks
1. For all uses except Shopping Centers.
 - a. Front yard - Fifty (50) feet from street right-of-way line
 - b. Rear yard - Thirty (30) feet
 - c. Sideyard - Fifteen (15) feet (2 required)
 2. For Shopping Centers, the Front Yard, Rear Yard and Side Yard may be reduced to zero (0) feet when the building is located within a Shopping Center and the side or rear lot line is located along a shared common wall between the building uses or between separate buildings which directly abut each other.
 3. Buffer yard - A buffer yard, as regulated in Section 20-1406, shall be provided where a commercial use abuts an existing residential area or a residential district boundary.
 4. Landscaping shall be as required in Section 20-1405.
- B. Minimum Lot Frontage - The minimum frontage for each lot shall be one hundred (100) feet
- C. Maximum Lot Coverage - The maximum amount of space of a lot which may be covered by impervious surfaces is seventy (70) percent. For purposes of calculating Lot Coverage for Shopping Centers, the calculation shall be based upon the site for the entire Shopping Center and not any individual lot.
- D. Minimum Lot Area - none.
- 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.