

ARTICLE 12.00

C-2, GENERAL COMMERCIAL DISTRICT

Section 12.01 Statement of Intent

The intent of the General Commercial District is to provide a district wherein both convenience and comparison-shopping goods and the community's overall commercial and business facilities can be centralized to most economically, efficiently, and effectively serve the general Township areas immediately adjacent, and the region-wide population with a wide variety of compatible retail uses.

It is further the intent of the District to provide areas wherein those commercial, business, and service uses which primarily cater to the motoring public may be located without encroaching into other districts where their unique needs or circumstances would render them undesirable. It is intended that all intensive commercial developments be located in areas designated as such within the Township Master Plan.

Section 12.02 Permitted Uses And Structures

In all C-2, Districts, no building or part thereof shall be erected, used or structurally altered, nor land or premises used in whole or in part, except for one or more of the following permitted uses or structures:

- A. All permitted uses in the C-1, Neighborhood Service Commercial District.
- B. Retail establishments or retail centers up to sixty thousand (60,000) square feet in gross floor area, including sales of bakery goods (including bakery items produced on the premises), groceries, meats, seafood, dairy products, drugs, books, shoes, apparel, florists, hardware, furniture, home furnishings, paint, wall paper, appliances, auto parts, greeting cards, art galleries, beer/wine sales and similar retail establishments.
- C. Wholesale and discount clubs, outlet stores, home improvement centers and similar establishments up to sixty thousand (60,000) square feet in gross floor area.
- D. Banks, credit unions, savings and loans and similar financial institutions.
- E. Banquet halls, assembly halls, fraternal halls, private clubs or fraternal organizations, lodge halls or similar places of assembly.
- F. Funeral homes and mortuary establishments (Subject to Section 17.02 S)
- G. Indoor movie theaters, cinemas, concert halls, and playhouses.
- H. Automobile service stations. (Subject to Section 17.02 F)
- I. Automobile maintenance/service establishments and automobile repair malls (minor maintenance and repair). (Subject to Section 17.02 F)
- J. Automobile dealership for sales of new vehicles as an individual establishment or within an auto sales mall including accessory used auto sales, auto service, and auto body repair. (Subject to Section 17.02 E).

- K. Automobile sales (used). (Subject to Section 17.02 E)
- L. Restaurant, excluding drive-in or drive-through service or live entertainment or dancing.

Section 12.03 Uses Permitted by Special Approval

- A. Automobile wash (automatic, semi-automatic or self serve) when within a completely enclosed building. (Subject to Section 17.02 G)
- B. Billiard halls.
- C. Brew-pubs.
- D. Commercial outdoor display, sales or storage of items such as farmers market, flea market, new and used farm implements, mobile homes, swimming pools, motor homes, recreational vehicles and boats and/or rental of such vehicles. (Subject to Section 17.02 BB)
- E. Carnivals, fairs, fairgrounds, amusement parks, golf driving ranges and outdoor assembly/entertainment. (Subject to Section 17.02 CC)
- F. Drive-in establishments for the retail delivery of products to customers in automobiles where the type of drive-in establishment is not otherwise specifically included in this Ordinance. (Subject to Section 17.02 N)
- G. Essential service facilities and related accessory storage yards, including telephone exchange buildings and public utility offices, but not including, transformer stations, substations, or gas regulator stations, provided that the architecture and screening is provided to maintain compatibility with surrounding uses, as determined by the Planning Commission. (Subject to Section 17.02 P)
- H. Lawn and garden centers, nurseries and greenhouses. (Subject to Section 17.02 BB)
- I. Large institutional uses.
- J. Motels, hotels and motor lodges. (Subject to Section 17.02 Z)
- K. Bowling alleys, indoor ice and roller skating rinks, and similar types of indoor recreation. (Subject to Section 17.02 CC)
- L. Radio and television towers. (Subject to Article 24.00)
- M. Restaurant, bar or tavern, including with live entertainment or dancing.
- N. Restaurant with drive-in or drive-through service. (Subject to Section 17.02 R)
- O. Shopping centers and other stores of over sixty thousand (60,000) square feet of gross floor area.
- P. Veterinary offices, clinics and hospitals. (Subject to Section 17.02 GG)

- Q. Outdoor display, sales or storage (subject to Section 17.02 BB)
- R. Mini-warehouses (Subject to 17.02 Y)
- S. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or Special Use in this district, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.
- T. Domestic Centers
- U. All special uses in the C-1, Neighborhood Service Commercial District

Section 12.04 Permitted Accessory Uses

Accessory buildings, uses and activities customarily incidental to any of the above-named permitted uses. (Subject to Section 5.03)

Section 12.05 Development Standards and Requirements

A. Site Plan Review

Site plan review and approval is required for all uses in accordance with Article 18.00.

B. Area, Height, Bulk and Placement Regulations

Buildings and uses in the C-2, General Commercial District are subject to area, height, bulk, and placement requirements in Article 16.00, Schedule of Regulations.

C. Paved Access

Vehicle access drives for all development must provide hard-surfaced access to a public primary or secondary hard-surfaced road.

D. Site Connections

Site development shall provide for parking configurations arranged to allow for connections between commercial uses on adjoining lots, common driveways, or other access management techniques in accordance with Article 20.00.

E. Other Provisions

All other applicable provisions of this Zoning Ordinance shall be complied with.