

ARTICLE 31.0
C1-LOCAL COMMERCIAL DISTRICT

SECTION 31.01-PURPOSE

This district is composed of those areas of the Township whose principal use is and ought to be local retail, service and restricted repair business activities which serve adjacent and surrounding residential neighborhoods. This district has been located within the Township to permit the development of these business activities, to protect adjacent agricultural, residential and industrial areas against the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these business activities and the purpose of this district have been excluded.

SECTION 31.02-PERMITTED USES

The following buildings and structures and uses of parcels, lots buildings and structures are permitted in this district:

- A. Clothing and apparel services including laundry pickup, automatic laundry, dressmaking, millinery, tailor shop and shoe repair shop.
- B. Food services including grocery, meat market bakery, restaurant, delicatessen and fruit market, ice-o-mats and similar self serve units but not including any business of a drive-in type.
- C. Personal services including barber shop and beauty salon, medical and dental clinic, music studio, bank and saving and loan association and other similar uses.
- D. Retail services including drug store, hardware, gift shop and dry goods and notions store.
- E. A sign, only in accordance with the regulations specified in ARTICLE 53.0.
- F. An accessory use, building or structure.
- G. Business and professional offices such as legal, engineering, accounting, financial and insurance.

SECTION 31.03-SPECIAL USES

The following buildings and structures and uses of parcels lots buildings and structures are permitted subject to obtaining a special use permit as provided in ARTICLE 50.0.

- A. Animal hospital or clinic.
- B. Public utility structures.
- C. Drive-in restaurants, banks and similar drive in businesses.
- D. Establishments serving food and alcoholic beverages and/or providing entertainment.

SECTION 31.04-REGULATIONS

The following regulations shall apply in all C-1-Local Commercial Districts:

- A. **LOT AREA**-The minimum lot area for a building or structure shall not be less than one (1) acre in area except where a lot is served with a public water supply system and a public sanitary sewerage system, in which case

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the minimum lot area shall not be less than ten thousand (10,000) square feet except where included in a neighborhood planned shopping center of five (5) or more stores. A minimum lot size of a neighborhood planned shopping center shall be five (5) acres. Lot acreage shall be exclusive of public and/or private road rights-of-way. No lot shall exceed a 1:4 width to depth ratio.

- B. LOT WIDTH**-The minimum lot width for lots served with a public water supply system and a public sanitary sewerage system shall not be less than seventy (70) feet. Where a lot is not so served, the minimum lot width shall not be less than one hundred fifty (150) feet.
- C. LOT COVERAGE**-The maximum lot coverage shall not exceed twenty-five (25) percent.
- D. FLOOR AREA RATIO**-The maximum floor area ratio shall not exceed .60.
- E. YARD AND SETBACK**-The following yard and setback requirements shall apply in this district. No building or structure may be built closer to a property boundary than the minimum side yard dimension.
- 1. Front Yard**-The minimum setback shall not be less than one hundred (100) feet from the centerline of road.
 - 2. Side Yards**-The minimum width of either side yard shall not be less than ten (10) feet, except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than the front yard requirement.
 - 3. Rear Yard**-The minimum setback shall not be less than thirty-five (35) feet.
- F. HEIGHT REQUIREMENTS**-No building or structure shall exceed a height of twenty-five (25) feet or two (2) stories.
- G. TRANSITION STRIPS**
- 1.** On every lot in this district which abuts a lot in a residential district there shall be provided a transition strip. Such transition strip shall be no less than fifteen (15) feet in width, shall be provided along every lot line, except at front lot lines which abut a lot in a residential district, shall not be included as part of the yard required around a building or structure, and shall be improved, when said lot in this district is improved, with a solid fence, wall or hedge not less than four (4) feet nor more than six (6) feet in height, maintained in good condition.
 - 2.** A use or structure on any lot in this district fronting a public road, street, or way shall provide in addition to and as an integral part of any site development, on the front yard, a landscaped strip of land twenty (20) feet or more in depth; such landscaped strip to be defined by a curb, and designed to provide access to the lot and separate off-street parking areas from the public right-of-way.
- H. REQUIRED OFF-STREET PARKING**-As required in ARTICLE 51.0.
- I. PLANNING COMMISSION REVIEW OF A SITE PLAN**-As required in ARTICLE 54.0, SECTION 54.04.
- J. STANDARDS**-As required in ARTICLE 55.0, SECTION 55.02.
- K. PRESERVATION OF ENVIRONMENTAL QUALITY**-As specified in ARTICLE 55.0, SECTION 55.08.