

ARTICLE 32.0
C-2-GENERAL COMMERCIAL DISTRICT

SECTION 32.01-PURPOSE

This district is composed of those areas of the Township whose principal use is and ought to be general retail, service and restricted and repair business activities which serve the entire Township and surrounding area. 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 32.02-PERMITTED USES

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

- A. All permitted uses allowed in C-1-Local Commercial District as provided in SECTION 31.02 of this ordinance.
- B. Retail services including department stores, furniture stores, appliance stores, and super markets.
- C. Agricultural services including machinery sales and repair establishments and farm supply stores.
- D. New automobile showroom and sales and used car sales in conjunction with new car dealerships.
- E. Mobile home and trailer court sales and repair.
- F. Equipment services including repair; radio and television electrical appliance shop, plumber, electrician and other similar services and trades.
- G. A sign, only in accordance with the regulations specified in ARTICLE 53.0.
- H. An accessory use, building or structure.

SECTION 32.03-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. Establishments serving food, alcoholic beverages, and/or providing entertainment.
- B. Funeral establishments, mortuaries.
- C. Motels and hotels.
- D. Animal hospitals or clinics.
- E. Open air display area for the sale of manufactured products such as or similar to garden furniture, earthenware, hardware items and nursery stock, or the rental of manufactured products or equipment, small tools, pneumatic tired two- and four-wheeled utility trailers, pneumatic tired cement mixers, wheelbarrows, rollers and similar products or equipment.
- F. Used car lots.

Article: 32.0 GENERAL COMMERCIAL DISTRICT

- G** Gasoline service stations including minor repair service.
- H** Places of amusement, entertainment, or recreation such as dance halls, theaters, bowling alleys and roller and ice skating rinks, miniature golf, driving ranges, commercial swimming pools, trampolines, etc.
- I** Public utility structures.

SECTION 32.04-REGULATIONS

The following regulations shall apply in all C-2-General Commercial Districts:

- A. LOT AREA**-The minimum lot area for a building or structure shall not be less than one (1) acre, except where a lot is served with a public water supply system and a public sanitary sewerage system, in which case the minimum lot area shall not be less than twenty thousand (20,000) square feet except where included in a general planned shopping center of ten (10) or more stores. A minimum lot size of a general shopping center shall be ten (10) 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 a lot served with a public water supply system and a public sanitary sewerage system shall not be less than one hundred (100) 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 .80.
- 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. For gasoline service station pump islands, the minimum setback shall not be less than one-half (1/2) the front yard setback.
 - 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 Yards**-The minimum setback shall not be less than thirty-five (35) feet.
- F. HEIGHT REQUIREMENTS**-No building or structure shall exceed a height of forty-five (45) feet or three (3) 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 not less than fifteen (15) feet in width, shall be provided along every lot line, except a front lot line which abuts 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.

Article: 32.0 GENERAL COMMERCIAL DISTRICT

- 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.

