

ARTICLE VIII GENERAL COMMERCIAL DISTRICT, C-1

SECTION 8.01 – INTENT

The intent is to establish and preserve a general commercial zoning district containing uses which include services and retail sale or combination retail/wholesale of commodities catering to the entire community and the needs of highway and tourist traffic.

SECTION 8.02 – PERMITTED PRINCIPAL USES

- A. The retail sale or combination retail/wholesale of commodities such as, but not limited to: foods, florist shops, pharmaceutical allied products, clothing, dry goods, hardware, furniture and household appliances; shops and stores for conducting business such as, but not limited to: building and electrical supplies, fixtures and accessories; and for carrying on the trade of electricians, decorators, painters, photographers, plumbers, similar artisans and advertisement.
- B. Professional services such as, but not limited to: doctors, lawyers, dentists, engineers, architects, and insurance and real estate sales offices.
- C. Banks and financial institutions.
- D. Personal services such as, but not limited to: beauty salons, barber shops, tailor shops, and shoe repair.
- E. Tourist facilities such as, but not limited to: restaurants, delicatessens, and other dispensaries of food products, motels, hotels and cabin courts.
- F. Funeral homes. (See Section 20.01, I)
- G. Commercial day care facility.
- H. Customary accessory detached uses and structures.
- I. Church, place of worship, and related structures such as a parish hall or parsonage, etc. (See Section 10.01 D).

SECTION 8.03 – SPECIAL PERMIT USES

The following uses may be authorized by the Planning Commission provided a Special Use Permit is approved in accordance with the procedures, provisions and standards of Article XVIII.

- A. Establishments selling alcoholic beverages for consumption on the premises. (See Section 20.01, G)
- B. Private, for-profit recreational facilities such as, but not limited to: theaters, recreational amusement centers and bowling alleys.

- C. Private clubs, lodges, halls and similar places of assembly, completely within an enclosed building.
- D. Governmental or civic center.
- E. Retail sales requiring outdoor storage or display. (See Section 20.01, F)
- F. Retail sale of petroleum products and the servicing of motor vehicles, such as gasoline/service station. (See Section 20.01, K)
- G. Warehousing and storage rental facilities.
- H. Vehicle sales, service and rental including, but not limited to: automobiles, trucks, farm equipment, recreational vehicles, mobile homes, boats, snowmobiles and off-road vehicles (ORV). (See Section 20.01, Q)
- I. Laundry and dry cleaning establishments.
- J. Auto wash establishments.
- K. Pet shops and commercial kennels.
- L. Single family, residential units within a commercial business, which are an accessory to the commercial use, provided the units have parking and entrances distinctly different from the commercial use and shall be approved for occupancy by the District Health Department and Township Building Department. The units shall meet at least the minimum floor area of 720-square-feet.
- M Multiple family apartment complexes, not to exceed thirty-five feet in height. All apartment complexes in the C-1 zone shall have a definitive transitional boundary from adjacent businesses. Such boundaries shall be at least 50-feet wide and consist of standard privacy fences, and/or natural vegetation to a height of at least five-feet..

SECTION 8.04 – SPECIAL MIXED COMMERCIAL USES

- A. Special uses, as defined above, may also be located in the C-2 (Heavy Commercial) district with Planning Commission approval.