

**CHAPTER 13**  
**C-1 COMMERCIAL**

SECTION 13.01 PURPOSE This district is intended to provide for those retail and service uses necessary to serve the residential areas of the Township and its environs. This district is also intended to encourage the concentration of business uses to the mutual advantage of the consumers and merchants.

SECTION 13.02 PERMITTED USES Land and/or buildings in this district may be used for the following purposes, provided that all business, service, processing or display of merchandise is conducted wholly within a completely enclosed building, except for off-street parking and loading facilities and signs.

A. Retail food establishments supplying the following or similar commodities for consumption off the premises. Foodstuffs may be prepared on the premises as an accessory activity provided that the sale of the products is limited to the local retail store.

1. Baked goods.
2. Beverages.
3. Candy, confections, ice cream.
4. Dairy products.
5. Fruits, vegetables.
6. Groceries.
7. Meats.

B. Personal service establishments which perform services on the premises such as:

1. Banks.
2. Barber, beauty shops.
3. Churches
4. Dry cleaning establishments serving only the local retail outlet.
5. Photographic studios.
6. Radio, television, and similar appliance repair shops.
7. Self-service laundries, laundromats.
8. Shoe repair shops.
9. Tattoo parlors.
10. Fitness centers.

C. Retail businesses such as:

1. Automotive parts & accessory sales with no installation of parts or accessories.
2. Book, stationary, gift stores.
3. Clothing stores.
4. Decorator shops.
5. Drug stores.
6. Dry goods stores.
7. Floral shops.
8. Furniture, appliance stores.
9. Hardware stores.
10. Jewelry stores.
11. Paint, wallpaper stores.
12. Pet shops.

- 13. Variety stores.
- D. Restaurants, excluding drive-in or drive through service.
- E. Office uses including medical, dental, architectural, engineering, accounting, law, administrative, real estate, sales representatives without the sale of goods on the premises, and other similar offices.
- F. Accessory buildings in accordance with the requirements of Section 3.01.
- G. Wireless Communication facilities as regulated in Section 3.29A.1.
- H. Other retail businesses or service establishments which supply convenience commodities or perform services primarily for residents of the surrounding neighborhood found by the Planning Commission to be similar to those permitted in this district.

SECTION 13.03 PERMITTED USES SUBJECT TO SPECIAL CONDITIONS Land and/or buildings in this district may be used for the following purposes, subject to the conditions hereinafter imposed for each use.

- A. Automobile gas stations subject to the following conditions:
  - 1. The nearest part of any building or structure shall be a minimum of 100 feet from any R-1, R-1A, R-2 or R-3 district unless the district is separated from the use by a public street.
  - 2. Pump islands shall be located no closer than 35 feet from the front lot line.
  - 3. All pump island canopies shall be located a minimum of 25 feet from the front lot line.
  - 4. All storage and the display of equipment, materials, and merchandise, with the exception of fuel, shall be within a completely enclosed building.
  - 5. No more than two curb cuts shall be constructed to provide ingress and egress.
  - 6. Any automobile gas station located on an interior lot shall have a minimum of 155 feet of frontage on a public street.
- B. Restaurants including drive-in or drive through service.
  - 1. The nearest part of any building or structure shall be a minimum of 100 feet from any R-1, R-1A, R-2 or R-3 district unless the district is separated from the use by a public street.
  - 2. Space set aside for the stacking of vehicles waiting to be served from a drive-through window shall be a minimum of 35 feet from any R-1, R-1A, R-2 or R-3 district or any existing residential use.
  - 3. Curb cuts serving a restaurant including drive-in or drive through service shall be located a minimum distance of 150 feet from the right-of-way of any intersecting street.

4. Any side or rear lot line that is adjacent to a R-1, R-1A, R-2 or R-3 district shall be provided with a solid wood or cyclone type fence with a minimum height of four feet and a maximum height of six feet.

SECTION 13.04 USES REQUIRING SPECIAL APPROVAL The following uses may be permitted as special uses under the provisions of Chapter 27.

- A. Any permitted use if all business, service, processing or display of merchandise is not conducted wholly within a completely enclosed building, except for off-street parking and loading facilities and signs.
- B. Child care centers.
- C. Adult day care centers, adult foster care congregate facilities and convalescent homes.
- D. Bars, taverns & restaurants including the sale of alcoholic beverages.
- E. Bars, taverns and restaurants with service from decks, porches or other outside areas.
- F. Wireless Communication Facilities as regulated in Section 3.29A.3.
- G. Automobile Rental Facilities
- H. Churches.
- I. Governmental Signs – Off Premise

SECTION 13.05 HEIGHT REGULATIONS No building shall be erected to exceed 30 feet or two stories in height, whichever is less.

SECTION 13.06 AREA REGULATIONS No building or structure nor the enlargement of any building or structure shall be hereafter erected unless the following yard area requirements are provided and maintained.

- A. Front yard – There shall be a minimum front setback of 75 feet.
- B. Side yard – There shall be minimum side yards of 10 feet, on each side except where this zone district abuts a R-1, R-1A, R-2 or R-3 district on the side, a minimum side yard of 25 feet shall be provided. On the street side of a corner lot, a minimum side yard of 35 feet is required.
- C. Rear yard - There shall be a minimum rear yard of 25 feet except that where this zone district abuts a R-1, R-1A, R-2 or R-3 district in the rear, a minimum rear yard of 50 feet shall be provided.

SECTION 13.07 ADDITIONAL REQUIREMENTS

- A. All goods produced on the premises, whether primary or incidental, shall be sold at retail only.
- B. Sidewalks are required in this district and shall be built, rebuilt, maintained, and repaired by the owner of the premises upon that part of the premises which abuts a street, and other sidewalks as required by the Township.

- C. Off-street parking and loading facilities shall be provided in accordance with requirements of Chapter 29.
- D. All dumpsters shall be gated and screened by an enclosure of masonry construction or other material approved by the Planning Commission.
- E. Site lighting shall be shall be in accordance with requirements of Chapter 31.
- F. Site Plan Approval is required in accordance with Chapter 32.
- G. Landscaping and buffering shall be provided in accordance with requirements of Chapter 30.