

CHAPTER 15
C-3 COMMERCIAL

SECTION 15.01 PURPOSE This district is intended to provide appropriate locations for certain recreational and specialized commercial and business establishments. By their very nature, businesses in this category tend to encourage traffic, and thus, should be located where such traffic will not be detrimental to the community.

SECTION 15.02 PERMITTED USES Land and/or buildings in this district may be used for the following purposes only:

- A. Arcades.
- B. Financial Institutions (i.e. banks, credit unions), not including drive in or drive through service.
- C. Bowling alleys.
- D. Golf driving ranges not a part of a golf course.
- E. Indoor skating rinks, indoor tennis courts, or similar indoor uses.
- F. Lodge halls, private clubs.
- G. Miniature golf, trampoline, or similar non-motorized recreational uses.
- H. Motels.
- I. Restaurants, excluding drive-in or drive through service.
- J. Taverns.
- K. Theaters (not including drive-in), music halls, or similar indoor uses.
- L. Donation Resale Facilities.
- M. Wireless Communication Facilities as regulated in Section 3.29A.1.

SECTION 15.03 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. Restaurants and Financial Institutions, with 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.
- B. New and used vehicle sales and service including automobiles, boats, motor homes, motorcycles, travel trailers, snowmobiles, trucks and truck campers.
1. The nearest part of any building 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. A permanent building shall be located on site for use as offices and other uses incidental to the sale of vehicles.
 3. All product display areas shall be designated on an approved site plan and shall be clearly separated from areas required for visitor, employee or service parking.
 4. All display areas shall be provided with asphalt or concrete surfacing.
 5. All display areas shall be a minimum of ten feet from any property line.
 6. Vehicle or product service and repair shall be carried out in accordance with the following.

All installation and repair work must be carried out within a completely enclosed building.

No outdoor storage of scrap, junk cars, or dismantled vehicles is permitted, unless stored in a screened structure as approved by the Community Development Department.

All vehicles awaiting repair or settlement of insurance claims may be stored outside of a completely enclosed building provided that the storage area is completely enclosed with a obscuring masonry or wood wall or solid fence with a minimum height of six feet and a maximum height of eight feet and is equipped with a locking gate. Such storage area shall be located behind the rear wall of the building and shall maintain the minimum side and rear yard areas required for a building. Such area shall also satisfy all of the requirements for an off-street parking lot.

SECTION 15.04 USES REQUIRING SPECIAL APPROVAL The following uses may be permitted as special uses under the provisions of Chapter 27.

- A. Bars, taverns or restaurants with service from decks, porches or other outside areas.
- B. Churches
- C. Wireless Communication Facilities as regulated in Section 3.29A.3.
- D. Hospitals
- E. Governmental Signs – Off Premise

SECTION 15.05 HEIGHT REGULATIONS No building shall exceed 72 feet or six stories in height, whichever is less.

SECTION 15.06 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 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 15.07 ADDITIONAL REQUIREMENTS

- A. Off-street parking facilities shall be provided in accordance with the requirements of Chapter 29.
- 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 required by the Township.
- C. All dumpsters shall be gated and screened by an enclosure of masonry construction or other material approved by the Planning Commission.
- D. Landscaping and buffering shall be provided in accordance with requirements of Chapter 30.
- 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.