

CHAPTER 16
C-4 COMMERCIAL

SECTION 16.01 PURPOSE This district is intended to provide for planned shopping center developments. For the purposes of this district, shopping center is defined as a group of commercial establishments, planned and developed as a complex.

SECTION 16.02 PERMITTED USES Any use permitted in the C-1 and C-2 Commercial districts and indoor theaters are permitted in this district, subject to the conditions specified herein.

SECTION 16.03 PERMITTED USES SUBJECT TO SPECIAL CONDITIONS Any permitted use subject to special conditions in the C-1 and C-2 Commercial Districts, subject to the same conditions, regulations and requirements as are provided therein.

SECTION 16.04 USES REQUIRING SPECIAL APPROVAL Any permitted use requiring special approval in the C-1 and C-2 Commercial Districts, excluding adult entertainment businesses, subject to the same conditions, regulations and requirements as are provided therein and the provisions of Chapter 27.

SECTION 16.05 HEIGHT REGULATIONS No building or structure shall exceed 50 feet in height.

SECTION 16.06 AREA REGULATIONS No building or structure shall be hereafter erected unless the following yard requirements are provided and maintained:

- A. Front Yard - There shall be minimum front setback of 100 feet.
- B. Side Yard - There shall be a minimum side yard of 50 feet from the side boundary line of any C-4 district. On the street side of a corner lot, a minimum side yard of 80 feet is required.
- C. Rear Yard - There shall be a minimum rear yard of 100 feet.

SECTION 16.07 ADDITIONAL REQUIREMENTS

- A. A minimum lot area of five acres shall be required.
- B. The total area devoted to roofed structures shall not exceed 30 percent of the total site.
- C. Except for fenced garden centers, all business, services, or processing shall be conducted wholly within a completely enclosed building, unless otherwise approved by the Planning Commission. This area shall not be included in the computation of parking requirements.
- D. Driveway openings shall not be permitted onto public streets unless such street is a state highway or a county primary road. Permitted openings shall be at an interval of not less than 300 feet.
- E. Off-street parking facilities shall be provided in accordance with the requirements of Chapter 29 provided that no parking spaces or access drives shall be located within the first 35 feet of the front setback area.

- F. 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.
- G. Buildings within this district may either be attached or detached. A minimum distance of 15 feet shall be maintained between any buildings that are not attached.
- H. All dumpsters shall be gated and screened by an enclosure of masonry construction or other material approved by the Planning Commission.
- I. Landscaping and buffering shall be provided in accordance with requirements of Chapter 30.
- J. Site lighting shall be shall be in accordance with requirements of Chapter 31.
- K. Site Plan Approval is required in accordance with Chapter 32.