

**CHAPTER 17**  
**C-5 COMMERCIAL**

SECTION 17.01 PURPOSE This district shall be for only those special areas in close proximity to freeway interchanges and shall be primarily to serve the motoring and tourist needs of the community.

SECTION 17.02 PERMITTED USES Land and/or buildings in the C-5 Zone may be used for the following purposes only:

- A. Motels and hotels.
- B. Restaurants, including those with drive through or drive in facilities.
- C. Automobile wash establishments.
- D. Wireless Communication Facilities as regulated in Section 3.29A.1.
- E. Other retail businesses or service establishments which supply convenience commodities or perform services primarily to serve the motoring and tourist needs of the community found by the Planning Commission to be similar to those permitted in this district.

SECTION 17.03 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 and automobile service stations having not more than two stalls for servicing motor vehicles 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.
  - 1. Pump islands shall be located no closer than 35 feet from the front lot line.
  - 2. All pump island canopies shall be located a minimum of 25 feet from the front lot line.
  - 3. All repair, lubrication, and service work shall be performed within a completely enclosed building.
  - 4. All storage and the display of equipment, materials, and merchandise, with the exception of fuel, shall be within a completely enclosed building.
  - 5. All outside storage areas for refuse, used tires, auto parts, and similar items shall be enclosed by a six-foot high solid wall or fence with a lockable gate.
  - 6. No more than two curb cuts shall be constructed to provide ingress and egress.
  - 7. Any automobile service station located on an interior lot shall have a minimum of 155 feet of frontage on a public street.

- B. Vehicle sales, new or used, including automobiles, boats, motorcycles, travel trailers, snowmobiles and motor homes subject to the following conditions:
  - 1. The display, storage, repair, maintenance, or parking of any vehicle, including automobiles, boats, motorcycles, travel trailers, snowmobiles and motor homes, shall not occur outside, but only in a wholly enclosed building.
  - 2. The outside storage or display of accessory products is prohibited.
  - 3. The use of external paging or intercom systems is prohibited.
  - 4. Only one building is permitted on a parcel.
  - 5. The only signs that are permitted are those permitted within the zone district in which the proposed use is located.

SECTION 17.04 USES REQUIRING SPECIAL APPROVAL

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

SECTION 17.05 HEIGHT REGULATIONS No building shall exceed 72 feet or six stories in height, whichever is less.

SECTION 17.06 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 front setback of at least 100 feet.
- B. Side Yard - There shall be a side yard of at least 20 feet on each side in this district. Where a C-5 Commercial Zone abuts a R-1, R-1A, R-2 or R-3 district on the side, a side yard of at least 30 feet shall be maintained. On the street side of a corner lot, a side yard of at least 35 feet shall be maintained.
- C. Rear Yard - There shall be a rear yard of at least 50 feet for all buildings in this district.

SECTION 17.07 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 all 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.