

111.1200

COMMERCIAL “C” DISTRICT

111.1201 Purpose. This District is intended for commercial establishments, but may also contain residences. In this District, planned future developments are located in area considered ideal because of their proximity to roads and population centers.

111.1202 Permitted uses. The following uses are permitted in this District.

- (a) Residences as provided for and meeting the requirements of the bordering District. If bordering more than one District, the highest requirements will apply (i.e. “R-1” would prevail over “R-2”).
- (b) Banks.
- (c) Barber shops and beauty parlors.
- (d) Food catering services.
- (e) Automobile service stations, sales lots, show rooms, repair shops and car washes.
- (f) Business and professional offices (includes doctors, attorneys, realtors, etc.)
- (g) Building trades offices and show rooms.
- (h) Government offices and facilities (Federal, State, County and Township).
- (i) Public utility buildings and offices.
- (j) Restaurants, drive-ins, taverns and carry-out food establishments.
- (k) Private clubs and meeting rooms.
- (l) Food markets, pharmacies and liquor stores.
- (m) Mercantile establishments (includes furniture, appliance, hardware, dry goods, sport and bait stores).
- (n) Arts and crafts studios.
- (o) Light manufacturing (provided the manufactured goods are sold on the premises).
- (p) Veterinary offices and small animal clinics.

- (q) Produce markets, garden supply and horticultural establishments.
- (r) Laundry and dry cleaning establishments.
- (s) Building supply.
- (t) Farm supply.
- (u) Marinas.
- (v) Theatres.
- (w) Printing shops, graphic arts and photographic supply.
- (x) Churches and schools.

111.1203 Prohibited uses Any use which will create detrimental noise, fumes, odors, traffic, constitute a general nuisance or endanger the public health or safety. The following uses are specifically prohibited:

- (a) Junk or salvage yards.
- (b) Keeping of livestock.
- (c) Commercial bulk storage of fuels and solvents.
- (d) Rendering and incineration plants.
- (e) Cartage or freight docks.
- (f) Waste storage or dumping.
- (g) Manufacturing.
- (h) Tattoo parlors.
- (i) Adult book stores, adult movie theaters, adult novelty shops and adult entertainment centers.

(Amended: 5-14-96)

111.1204 Parking, signs and fire hazards. The following regulations shall apply in this District

- (a) Parking: All establishments must provide adequate parking facilities for employees and customers.

(b) Signs: Advertising signs are permitted subject to review by the Planning Commission relative to size, lighting, location and obstruction of view from roadways and adjacent properties, or constitute a hindrance to traffic.

(c) Fire hazards: All commercial establishments must have a minimum of two (2) unobstructed accesses to the structure.

111.1205 Height, area, multiple usage, conversion, living quarters and problem lots.

(a) Height: No building shall exceed a height of 35 feet.

(b) Front yard: A 35 foot minimum front yard is required, provided however, that where an existing business building within 150 feet of either side have a greater or lesser setback, such setback may be permitted by the Zoning Administrator.

(c) Side yard. A 10 foot minimum side yard is required.

(d) Rear yard: A 25 foot minimum rear yard shall be required.

(e) Multiple usage: Not more than one principal commercial structure shall be permitted on each plotted lot. Multiple usage is permitted within one structure, i.e. several businesses sharing one building.

(f) Conversion: Residential structures in the Commercial District may be converted to commercial use, provided they meet the requirements of Sections 2 and 4.

(g) Living quarters: Living quarters may be attached to commercial establishments, provided that they are a minimum of 400 square feet in area, and have an access separate from the commercial establishment.

(h) Problem lots: Usage of problem lots due to corner location, odd shape, unusual terrain, or which would create hardship in complying with the provisions of this section, may be referred to the Planning Commission by the Zoning Administrator.

111.1206 APPLICATION FOR ZONING APPROVAL. Application for zoning approval shall be made to the Zoning Administrator who may refer to the Planning Commission. Commercial development in the downtown corridor must meet the criteria as outlined in the Porter South Development Park, Article 111.1500 Applications referred to the Planning Commission must be accompanied by a site plan, Letter of Intent, and a Timetable of Development. Additional information may be requested, if necessary in making a decision. The Planning Commission will approve or disapprove and may set special requirements. Disapprovals may be appealed to the Township Board.

(Amended 02-08-2000, 11/06, 08/14/07, 10/14/03)