

ARTICLE 17

LOCAL COMMERCIAL DISTRICT C-1

17.0 Statement of Purpose

The C-1 District is intended for retail business and service uses which are needed to serve the nearby residential area. The intent of this District is also to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations.

17.1 Principal Permitted Uses

1. Shops for the sale of baked goods, beverages, including liquor outlets (not to be consumed on the premises), books, confections, drugs, flowers, foodstuffs, including meats, gifts, hardware, hobby equipment, jewelry, notions, paint, periodicals, sundry, small household articles and tobacco except that shopping centers shall comply with provisions in Section 11.04.
2. Personal service establishments performing services on the premises, such as barber and beauty shops, watch and shoe repair, tailor shops, locksmith and similar establishments.
3. Laundry or dry cleaning customer outlets, coin-operated laundromat and self-serve dry cleaning center. Dry cleaning or laundry plants serving more than one customer service outlet shall be prohibited.
4. Professional offices of doctor, lawyers, dentists, chiropractors, and similar professions.
5. Accessory buildings and uses customarily incidental to the above Principal Permitted Uses.

17.2 Required Conditions

1. All business establishments shall deal directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
2. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.

17.3 Conditionally Permitted Uses

The following use shall be permitted by the Board

of Zoning Appeals.

1. Planned Shopping Center when used in this context means a commercial development which has been designed, developed and operated as a unit and can satisfy the following criteria: a site of three to five acres; six to fifteen stores; and a floor area of 10,000 to 50,000 square feet; and which further satisfies the following development standards.

- a. A planting strip at least ten (10) feet wide shall be provided around the entire perimeter of the site except for driveways onto the public street system. A wall not less than five (5) feet high may be required along those property lines which abut a residential district.
- b. No main or accessory building shall be situated less than fifty (50) feet from any perimeter property line.
- c. A landscape plan which includes the entire site shall be submitted for approval to determine compliance with screening and planting strips.
- d. All signs shall be affixed to the face of the building and shall be of a uniform design throughout except for one ground pole sign advertising the name of the shopping center.
- e. On-site pedestrian and vehicle circulation shall be designed to limit traffic hazards.
- f. Internal landscaping shall be provided in parking lots containing twenty-five (25) spaces or more.
- g. The maximum grade of off-street parking shall be three (3%) percent.
- h. A site plan must be submitted subject to provisions of Article 24.

2. Child Day Care Center

3. Residential use in conjunction with commercial use

17.4 Site and Landscape Plan Review

For all uses permitted in the C-1 District, a site plan shall be submitted to the Planning Commission for its review and recommendations. The Commission in its review of the site plan shall have regard to the provisions of this Ordinance. The Commission may require certain modifications in terms of the location of buildings, parking and driveways and may require screening landscaping techniques to ameliorate potential nuisance problems with adjoining districts of uses or to lessen the transmission of noise from the public street system. A site plan must be submitted in accordance with the provisions of Article 24, Section 24.19.

17.5 Screening/Buffering

To assist in the prevention of the transmission of light and noise from within any commercial district into any abutting residential district, screening shall be required where such district abuts or is contiguous to any residential district, without an intervening alley or other public way. Such screening shall be provided within the commercial district, but not within a public street or alley, along the entire contiguity of said districts. Screening shall be of opaque or translucent materials resistant to deterioration by natural causes, or it shall be of such plant materials as will provide a year-round evergreen screening. Screening as provided herein, shall not be less than six (6) feet in height, shall be provided from the grade of the property upward, and shall be permanently maintained.

Screening or buffering must also be in compliance with the provisions of Article 24.18.

17.6 Development Standards

Minimum Area: 1 acre
Minimum Frontage: 60'
Minimum Front Yard: 50'
Minimum Side Yard: 20'
Minimum Rear Yard: 30'
Minimum Setback for corner lots: 1/2 the required front yard setback
Maximum height: 35'
Maximum Coverage: 40%

17.7 Required Parking

As specified in Article 26.

17.8 Signs

As specified in Article 27.

ARTICLE 18

GENERAL COMMERCIAL DISTRICT C-2

18.0 Statement of Purpose

The C-2 District is designed to accommodate all types of businesses, including but not limited to, those uses intended to serve passing motorists, those uses requiring large sites and major shopping centers. The C-2 District uses are typified by having a majority of the following characteristics:

1. They are large space users.
2. Their customers do not make frequent purchases.
3. They combine retail, wholesale, service and repair in various ways.
4. Their market is regional as contrasted to local.
5. Their market area is partially dependent upon extending services to other business uses, and not necessarily household oriented.

18.1 Principal Permitted Uses

In a C-2 District, no person shall hereafter use any building, structure or land, and no person shall erect any building or structure except in accordance with the following provisions:

1. All principal uses permitted in the C-1 District except that shopping centers shall be subject to the regulations of Article 19.
2. Any service establishment of an office, showroom, or workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer; or establishment doing radio or home appliance repair, photographic reproduction, and similar service establishments that require a retail adjunct.
3. All retail business establishments conducted within a completely enclosed building except those listed separately as conditional uses in this District.
4. Wholesale business establishments conducted within a completely enclosed building.
5. Dormitories, fraternities, clubs, lodges, social or recreational buildings.
6. Sales establishments, such as for real estate and insurance conducted within a completely enclosed

building, except those listed separately as conditional uses in this District.

7. Repair shops conducted within a completely enclosed building except those listed separately as conditional uses in this District.
8. Public buildings and uses.
9. Business schools and colleges or private trade schools operated for profit.
10. Offices.
11. Restaurants, or other places serving food and beverages.
12. Theaters, assembly halls, concert halls, or similar places of assembly, conducted completely within an enclosed building.
13. Hotels and motels.
14. Accessory structures and uses customarily incidental to the above permitted uses.

18.2 Conditionally Permitted Uses

The following uses shall be permitted by the Board of Zoning Appeals pursuant to Article 9 subject to the conditions imposed herein, and subject further to the procedure, where applicably indicated in Article 9.

1. Automobile service stations and repair garages.
2. Automotive dealership.
3. Recreation vehicle sales and service, including boats, snowmobiles, travel trailers, campers, tents, and accessory equipment peculiar to the above, motor vehicle sales and service; and farm implements sales and service.
4. Any business of a drive-in nature or so called open front store or open air business, subject to the following conditions:
 - a. A setback of at least sixty (60) feet from the right-of-way line of any existing or proposed street must be maintained.
 - b. Ingress and egress points shall be located at least fifty (50) feet from the right-of-way of the intersection of any two (2) streets.
 - c. All lighting shall be shielded from adjacent residential districts.

- d. A completely obscuring wall at least six (6) feet high shall be provided when abutting or adjacent to any residential district.
5. Open air commercial amusements provided that such uses would not have an adverse effect on surrounding properties and that they be appropriately screened from adjacent properties so as to reduce potential noise, glare, and vehicular and pedestrian traffic congestion.
6. Veterinary hospitals or clinics, provided all activities are conducted within a totally enclosed main building and provided further that all abutting or adjacent property is non-residential zoned.
7. Travel trailer parks and accessory structures and uses customarily incidental to the park, all subject to the provisions of Article 9.
8. Bowling alley, billiard hall, indoor archery range, or indoor skating rink, or similar forms of indoor recreation when located at least one hundred (100) feet from any front, rear, or side yard of any residential lot in an adjacent residential district.
9. Planned Shopping Center when used in this context means a commercial development which has been designed, developed and operated as a unit and can satisfy the following criteria: a site exceeding ten (10) acres; at least 20 stores and a floor area of at least 50,000 square feet.
 - a. A planting strip at least ten (10) feet wide shall be provided around the entire perimeter of the site except for driveways onto the public street system. A wall not less than five (5) feet high may be required along those property lines which abut a residential district.
 - b. No main or accessory building shall be situated less than one hundred (100) feet from any residential district boundary and public street except that such buildings may be situated within twenty (20) feet of a non-residential district boundary.
 - c. A landscape plan which includes the entire site shall be submitted for approval to determine compliance with screening and planting strips.
 - d. On-site pedestrian and vehicle circulation shall be designed to limit traffic hazards.
 - e. Internal landscaping shall be provided in parking lots containing twenty-five (25) spaces or more.
 - f. The maximum grade of off-street parking shall be three (3%) percent.
 - g. A site plan must be submitted subject to the provisions of Section 24.19.

18.3 Development Standards

Minimum area: 1 acre
Minimum frontage: 60 feet
Minimum rear yard: 20 feet.
Minimum side yard: 10 feet.
Maximum height: 70 feet. (buildings above two (2) stories or 40' shall have sprinkler systems in accordance with Township Fire Code.)
Minimum setback for corner lots: 1/2 the required front yard setback.

18.4 Site and Landscape Plan Review

For all uses permitted in the C-2 District, a site plan shall be submitted to the Planning Commission for its review and recommendations. The Commission in its review of the site plan, shall have regard to the provisions of this Ordinance. The Commission may require certain modifications in terms of the location of buildings, parking and driveways may require screening and landscaping and driveways may require screening and landscaping techniques to ameliorate potential nuisance problems with adjoining districts or uses or to lessen the transmission of noise from the public street system. A site plan must be submitted in accordance with the provisions of Article 24, Section 24.19.

18.5 Screening Buffering

To assist in the prevention of the transmission of light and noise from within any commercial district into any abutting residential district, screening shall be required where such district abuts or is contiguous to any residential district, without an intervening alley or other public way. Such screening shall be provided within the commercial district, but not within a public street or alley, along the entire contiguity of said districts. Screening shall be of opaque or translucent materials resistant to deterioration by natural causes, or it shall be of such plant materials as will provide a year-round evergreen screening. Screening as provided herein, shall not be less than six (6) feet in height, shall be provided from the grade of the property upward, and shall be permanently maintained. A minimum of a 100' buffer shall be provided adjacent to Residential Districts.

Screening or buffering must also be in compliance with the provisions of Article 24, Section 24.18.

18.6 Required Parking

As specified in Article 26.

18.7 **Signs**

As specified in Article 27.

ARTICLE 19

LIGHT INDUSTRIAL (I-1)

19.0 Statement of Purpose

The I-2 District permits certain industries which are of a light manufacturing character to locate in planned areas of the Village. So that such uses may be integrated with land uses, such as commercial and residential uses, limitations are placed upon the degree of noise, smoke, glare, waste and other features of industrial operations so as to avoid adverse effects. It is further intended that these light industrial uses act as a transition between heavier industrial uses and non-industrial uses and not necessarily require railroad access or major utility facilities.

19.1 Principal Permitted Uses

1. Light and medium industrial uses including manufacturing, processing, automobile and truck assembly and manufacturing
2. Metal stamping
3. Processing of semi-manufactured products
4. Warehousing
5. Wholesale distribution centers
6. Professional or industrially oriented offices
7. Data processing centers
8. Research and development facilities
9. Building supply yards
10. Truck and machinery rental, sales and servicing
11. Contractors' yards
12. Transport terminals
13. Equipment repair and servicing shops
14. Recreational uses
15. Dyeing or cleaning plants
16. Machine shops
17. Retail outlets accessory to the main industrial use

19.2 Site and Landscape Plan Review

For all uses permitted in the I-1 District, a site plan shall be submitted to the Planning Commission for its review and recommendations. The Commission in its review of the site plan, shall have regard to the provisions of this Ordinance. The Commission may require certain modifications in terms of the location of buildings, parking and driveways and may require screening and landscaping techniques to ameliorate potential nuisance problems with adjoining districts or uses or to lessen the transmission of noise from the public street system. A site plan must be submitted in accordance

with the provisions of Article 24, Section 24.19.

19.3 **Screening/Buffering**

Screening or buffering in compliance with the provisions of Article 24. A minimum of a 150' buffer shall be provided adjacent to Residential Districts.

19.4 **Development Standards**

Minimum Width: 100 feet
Minimum Area: 1 acre
Minimum Front Yard: 60'
Minimum Rear Yard: 50 '
Minimum Side Yard: 20'
Minimum Setback on Corner Lot: 50'
Maximum Height: 40'

19.5 **Required Parking**

As specified in Article 26.

19.6 **Signs**

As specified in Article 27.

19.7 **Accessory Buildings**

1. No accessory building shall be used for human habitation.
2. No accessory building shall be located between the street line and any setback line established by this resolution.
3. No accessory building shall be located in any side yard required by this resolution.
4. No accessory building shall be located within twenty (20) feet of any lot line.
5. No accessory building shall cover more than ten (10) percent of the lot area.
6. Minimum of thirty (30) feet between accessory building or the main building.

19.8 **Industrial Performance Standards**

1. Noise: Shall be muffled so as not to become objectionable due to intermittence, beat frequency, or shrillness.
2. Odor: The emission of obnoxious odors of any kind shall not be permitted.
3. Gases, Smoke, Dust, Dirt and Fly Ash: The emission of gases, smoke, dust, dirt and fly ash shall in no manner be unclean, destructive, unhealthful, hazardous or deleterious to the general welfare. Such emission shall be in strict conformity with all applicable State and County health laws as pertaining to air pollution and

smoke abatement.

4. Fire and Safety Hazards: The storage and handling of flammable liquids, liquefied petroleum gases and explosives, shall comply with all regulations of the Village Fire Department and with all State rules and regulations. Further, all storage tanks for flammable liquid materials above ground shall be located not less than one hundred and fifty (150) feet from all property lines, and shall be completely surrounded by earth embankments, dikes or other type of retaining wall which will contain the total capacity of all tanks so enclosed. Bulk storage tanks of flammable liquids below ground shall be located not closer to the property line than the greatest depth to the bottom of the buried tank.

19.9 **Prohibition of Outside Storage and Land Use**

1. All uses of land except as herein provided shall take place within a wholly enclosed structure, except that this shall not be construed to include the parking of motorized vehicles.
2. An area not to exceed ten (10) percent of the lot may be used for the purpose of storing manufactured products and materials awaiting processing provided such area is completely enclosed by a solid fence with no apertures of a height equal to the height of the highest point of stored materials and products.