

**ARTICLE X
DISTRICT REGULATIONS
GENERAL COMMERCIAL C-1**

Summary sheet, page 2

Section 10.0 General Commercial District (C-1)

In addition to the requirements specified in Article III, General Provisions, the following regulations shall apply to uses in the General Commercial District:

Section 10.1 Intent

This district is established in the vicinity of US-31 to meet the needs of residents of the townships, and to serve a somewhat larger consumer population. The uses permitted relate to interests of passer-by traffic, and some comparison shopping needs, while primarily serving the convenience commercial needs of nearby residential areas. It is anticipated that light intensity industrial, professional office and administrative service uses may also take place within this district. The integration of planned commercial establishments served by common access, signage, parking and landscaping is encouraged.

Section 10.2 Permitted Uses

The use of all lands and premises shall be limited to the following uses. These uses are allowed by right, without the need for site plan approval, with the appropriate land use permit, and subject to the general provisions outlined in Article III:

- A. Retail Sales within an enclosed building.
- B. Banks and financial services, except drive through facilities.
- C. Business and personal services.
- D. Professional offices.
- E. Motels and Resorts.
- F. Restaurants without drive through facilities.
- G. Clinics, except veterinary clinics having outdoor runs, medical, dental and optical laboratories that provide testing services or medical or dental services.
- H. Accessory structures and uses customarily incidental to the above permitted uses.

Section 10.3 Uses Permitted with Site Plan Approval

The following uses are allowed by right, subject to site plan approval as specified in Article XIII, Section 13.4.A, with the appropriate land use permit, and subject to the general provisions outlined in Article III:

- A. Health and Athletic clubs.

- B. Theaters, auditoriums, churches, concert halls, banquet halls, clubs and fraternal organizations or similar places of assembly when conducted within a completely enclosed building.
- C. Carry-out restaurants, fast-food establishments.
- D. Drive-up facilities for commercial uses such as restaurants, banks, drug stores and similar drive-up services.
- E. Mini-storage warehouse facilities.
- F. Public and Government Buildings.
- G. Light Industrial Uses.
- H. Single Family Residential.

Section 10.4 Uses Permitted Subject to Special Use Approval

The following uses are allowed subject to special use and site plan approval, and subject to the general provisions outlined in Article III:

- A. Dry cleaners and Laundromats.
- B. Veterinary clinics having outdoor runs.
- C. Gasoline filling stations, mechanical service and repair facilities, car wash establishments, new and/or used vehicle sales lots, mobile and modular homes and agricultural machinery.
- D. Contractors yards, salesrooms, rental facilities, open air businesses such as garden furniture, hardware and building items.
- E. Mortuaries and funeral homes.
- F. Commercial Recreation Enterprises.
- G. Commercial wind energy conversion systems WECS.
- H. Sexually Oriented Business.

Section 10.5 Lot Size, Width, setbacks and Access

- A. Lot size – Each structure or facility together with all accessory buildings or facilities hereafter erected or constructed shall be located on a lot or parcel of not less than one (1) acre.
- B. Lot Width – Each lot or parcel of land shall have a minimum width of one hundred fifty (150) feet of frontage at the Right-of-way line on a public or private road.
- C. Setbacks –
 - 1. Front – Forty (40) feet.
 - 2. Sides – Twenty (20) feet.
 - 3. Rear - Twenty (20) feet.
 - 4. Water Setback – No structure shall be placed or erected within fifty (50) feet of the ordinary high water mark, edge of water, shoreline, vegetative line or top of bank of any lake, stream or watercourse.
 - 5. Height – two (2) stories or forty (40) feet.
- D. Access – Each lot or parcel used for commercial purposes shall provide proper access for the delivery or shipping of merchandise and supplies without impeding vehicular or pedestrian traffic. Adequate off-street parking shall be provided at the minimum of one (1) additional parking space for each three hundred (300) square feet of total enclosed building space. Subject to the provisions of Article XIII, Site Plan Review.