

CHAPTER 10

C-2 GENERAL COMMERCIAL DISTRICT

SECTION 10.01 DESCRIPTION AND PURPOSE

The intent of the “C-2” General Commercial District is to provide for a variety of commercial uses that cater to the convenience and comparison shopping needs of the residents of the entire Township and a limited area of the surrounding region beyond the Township’s limits and therefore, are often located so as to serve passing and destination traffic. Commercial uses shall be located within designated areas along M-51 and other sites deemed suitable by the Township Planning Commission. Uses designated as “permitted” uses are considered to be smaller in scale and less obtrusive in nature. Uses designated as “conditional use” are considered to be larger scale commercial activities that result in a more intensive land use that should be subject to the Township’s review and consideration prior to development or have characteristics which may not make them suitable for all commercial locations within the Township. Commercial facilities should be compatible in design with adjacent commercial development and not pose a nuisance to nearby residential areas.

SECTION 10.02 PERMITTED USES

Land, buildings or structures in this Zoning District may be used for the following purposes only:

- A. Retail businesses which supply commodities on the premises for persons residing in adjacent residential areas, such as: groceries, meats, dairy products, alcoholic beverages, baked goods or other foods, ice cream, pharmaceuticals, dry goods, notions, hardware, books, stationery and school supplies, music and video sales and rental, flowers, hobby equipment, periodicals, shoes, sporting goods, small household articles, and tobacco products.
- B. Retail or service establishments which offer comparison goods for residents, such as: bicycle sales, jewelry stores, hobby shops, music stores, clothing and shoe stores, notions, bookstores, sporting goods stores, office supply stores, carpet stores, antique stores, furniture stores, household appliance stores, paint and wallpaper stores, auto equipment sales stores, and similar specialty retail stores.
- C. Establishments which perform services within a completely enclosed building for persons residing in nearby residential areas, such as: beauty and barber shops; watch, radio, television, computer, clothing and shoe repair; locksmiths; photo processing outlets.
- D. Office buildings and professional office uses, including medical and dental clinics or offices.

- E. Offices and showrooms of a plumber, electrician, building contractor, upholsterer, caterer, decorator or similar trade, subject to the following conditions:
 - 1. All services performed on the premises, including fabrication, repair, cleaning or other processing of goods, shall be sold at retail on the premises where produced.
 - 2. There shall be no outside storage of materials or goods on the premises.
- F. Schools for occupations, professional, or technical training, such as dance schools, music and voice schools, art studios, secretarial training, and similar schools.
- G. Funeral homes provided there is adequate assembly area for vehicles to be used in funeral processions and such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the main building of the funeral home.
- H. Financial institutions, including banks, credit unions, and savings and loan associations. Drive-through facilities are permitted.
- I. Laundry and dry cleaning customer outlets, coin operated laundromats, self-serve dry cleaning establishments, and similar operations.
- J. Private service clubs, fraternal organizations, banquet halls, and meeting halls.
- K. Standard and carry-out restaurants, bars and lounges.
- L. Assembly halls, and similar places of assembly.
- M. Private indoor recreation uses, such as bowling alleys, billiard halls, gymnasium or court sports facilities, tennis clubs, roller or ice skating rinks, personal fitness centers, and similar recreation uses.
- N. Child Day Care Center.
- O. Other uses similar to the above.
- P. Uses and structures accessory to the above.

SECTION 10.03 USES PERMITTED BY CONDITIONAL USE PERMIT

The following uses may be permitted by the Township, subject to the conditions specified for each use in Chapter 16. Conditional uses shall be reviewed by the Planning Commission at a public hearing pursuant to the procedures in Chapter 19 and approved by the Township Board. Adoption may include special conditions which, in the opinion of the Planning Commission and or Township Board, are necessary to fulfill the purposes of this Ordinance.

- A. Automobile or car wash establishments.
- B. Open-front stores and outdoor sales.
- C. Veterinary offices and hospitals.
- D. Commercial kennels.
- E. Outdoor retail sales of plant material not grown on the site, lawn furniture, playground equipment, and home garden supplies.
- F. Fast-food, drive-in, and drive-through restaurants
- G. Automobile gasoline filling and service stations, repair facilities (not including body shops) and oil change or lubrication stations.
- H. Municipal, regional, state and federal buildings and uses not requiring outside storage of materials or vehicles.
- I. Essential services.
- J. Planned Unit Developments as defined and subject to the provisions of Chapter 13 of this Ordinance.
- K. Any other retail business or service establishment which is determined by the Zoning Board of Appeals to be of the same general character as the above permitted uses.
- L. Hotels and motels.
- M. Motor vehicle sales and service facility.

SECTION 10.04 DEVELOPMENT STANDARDS FOR COMMERCIAL USES

- A. **SCREENING.** Side yards and rear yards adjoining any lot in a Residential Zoning District shall be screened by: (1) a compact hedge of deciduous or evergreen trees which have a minimum of six (6) feet in height and ten (10) feet in width after one growing season; or (2) a solid wall or tight board fence six (6) feet in height.
- B. **HEIGHT.** No building shall exceed thirty-five (35) feet in height.
- C. **FRONT YARDS.** On a street frontage between two (2) street intersections, each lot fronting on such street shall have a setback line between the lot line and the front building line as follows:
1. Where all lots are unimproved, the front building line depth shall not be less than fifty (50) feet from the center line of the street or twenty-five (25) feet from the road/street right of way line, whichever is greater.
 2. Where one (1) or more lots are improved, the front yard depth need not be more than the average depths of the existing front yards of the lots adjoining on either side. In no case shall it be less than twenty-five (25) feet from the road/street right of way line.
- D. **SIDE YARDS:**
1. On each corner lot, there shall be a side yard abutting the street having a width of not less than fifty (50) feet from the center line of the right-of-way or twenty-five (25) feet from the right of way line (whichever is the greater) and another side yard having a width of not less than fifteen (15) feet.
 2. On a lot abutting any residential zoning district, there shall be a side yard abutting such district having a width of not less than thirty (30) feet, which shall be effectively screened from abutting lots by a strip of planting creating an opaque screen at least seven (7) feet in height, such planting consisting of not less than fifty (50) percent evergreen material scattered throughout or a wall or fence as approved by the Zoning Administrator.
 3. All interior lots shall have two (2) side yards, each having a width of not less than fifteen (15) feet.
- E. **REAR YARDS.** There shall be a rear yard on every lot, which rear yard shall have a minimum depth of not less than ten (10) percent of the depth of the lot for a one (1) story building, which depth shall be increased to fifteen (15) percent of the depth of the lot for a two (2) story building; provided however, that such rear yard need not exceed thirty (30) feet in depth. Accessory buildings not more than

fifteen (15) feet high may be located in a rear yard, providing the accessory buildings occupy not more than twenty-five (25) percent of the rear yard area, and are located no nearer to the side or rear lot line than five (5) feet. Accessory buildings shall not be used for residential purposes.

- F. **LOT AREA.** The minimum lot area in this District shall be such as is reasonable for the contemplated use as recommended by the Decatur Township Planning Commission and approved by the Decatur Township Board.
- G. **BUILDING COVERAGE.** Not more than sixty (60) percent of any lot may be covered by buildings.
- H. **OFF-STREET PARKING AND LOADING.** Adequate off-street parking and loading space shall be provided in accordance with Chapter 17.
- I. **SIGNS.** Sign requirements will be in accordance with the provisions of Chapter 15 of this Ordinance.
- J. **SITE PLAN REVIEW.** A site plan review will be prepared according to the provisions of Chapter 18. Site plans for permitted and conditional uses in the C-2 General Commercial District will be reviewed and approved by the Township Zoning Administrator. However, the Zoning Administrator may request review and approval by the Planning Commission on specific developments.