

CHAPTER 9

C-1 MIXED USE DISTRICT

SECTION 9.01 INTENT

The intent of the C-1 Mixed Use District is to provide for meaningful and realistic commercial utilization of appropriate portions of the settlements of Decatur Township while preserving the small town architectural character, mixture of uses and compact layout. C-1 Mixed Use District is intended to achieve the following objectives:

- A. Implement recommendations of the Master Plan.
- B. Encourage development which is consistent with the density and design of existing traditional settlement development.
- C. Provide a land use transition between the settlement areas and the more rural areas of the Township.
- D. Establish a complementary and integrated mixture of employment, shopping, entertainment and civic uses which create walkable communities with less reliance on automobile travel.
- E. Create distinct community centers and focal points in the Township.
- F. Integrate public gathering places.
- G. Promote long term viability in the established settlement areas.

In the C-1 Mixed Use Districts, the following provisions, regulations and restrictions shall apply:

SECTION 9.02 PERMITTED PRINCIPAL USES

- A. Single family dwellings.
- B. The following non-residential uses, containing not more than three thousand (3,000) square feet of gross floor area.
 - 1. Retail stores for the sale of such products as art/office supplies, computer equipment, hardware appliances, sporting goods, clothing, drugs, and notions, gifts, books, and home entertainment supplies and rental.

2. Food and beverage stores for the sale of groceries, fruit and meat; baked goods; dairy products; beverages and liquor.
 3. Food and beverage service establishments such as restaurants, dairy bars, and taverns; including outdoor cafes.
 4. Personal service establishments such as barber shops, beauty salons, and laundry pick-up.
 5. Banking and financial institutions.
 6. Repair shops for bicycles, appliances, shoes, jewelry, small motors, and other such items but not motor vehicles.
 7. Music/dance studios and technical or vocational training facilities.
- C. Business and professional offices such as administrative, legal, architecture, engineering, financial, insurance, real estate, accounting, medical, dental, governmental and other similar offices, containing no more than three thousand (3,000) square feet of gross floor area.
- D. Public buildings, post offices, libraries, fire stations, community centers, churches, and maintenance buildings without outdoor storage.
- E. Essential public services, including buildings when operating requirements necessitate the location of said building at the specific site within the zoning district to serve the immediate vicinity. Outdoor storage yards shall not be permitted.
- F. Resorts, motels, hotels, and marinas.
- G. Campgrounds, recreational vehicle parks, and similar recreation enterprises.
- H. Bed and Breakfast facilities.
- I. Adult Foster Care Family Home, in accordance with Section 16.33.
- J. Family Day Care Home, in accordance with Section 16.33.
- K. Foster Family Home, in accordance with Section 16.33.
- L. Foster Family Group Home, in accordance with Section 16.33.

- M. Accessory structures customarily incidental to the above permitted uses.

SECTION 9.03 PERMITTED WITH A 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. Two family dwellings.
- B. Townhouses
- C. Multiple family dwellings (buildings containing more than two (2) dwellings.
- D. Business and professional offices, which contain more than three thousand (3,000) but less than five thousand (5,000) square feet of gross floor area.
- E. Private clubs and fraternal halls.
- F. Minor vehicle repair, excluding vehicle fuel stations, and subject to all work being conducted indoors.
- G. Group Day Care Home, in accordance with Section 16.33.
- H. Adult Foster Care Small Group Home, in accordance with Section 16.33.
- I. Adult Foster Care Large Group Home, in accordance with Section 16.33.
- J. Adult Foster Care Congregate Facility, in accordance with Section 16.33.
- K. Child Day Care Center.

SECTION 9.04 DEVELOPMENT STANDARDS FOR RESIDENTIAL DEVELOPMENT

No building or structure, nor any enlargement thereof, shall be hereafter erected except in conformance with the following yard, lot area and building coverage requirements:

- A. **HEIGHT REGULATIONS.** No building or structure shall exceed thirty-five (35) feet in height or two and one half (2 ½) stories in height.
- B. **FRONT YARD.** There shall be a front yard of not less than twenty five (25) feet.
- C. **SIDE YARD.** There shall be total side yards as follows:
 - 1. For single and two family dwellings, the side yard setback for any individual side yard shall be no less than ten (10) feet.
 - 2. For multi-family dwellings and all other permitted uses, each side yard shall be not less than twenty-five (25) feet, except that when a principal structure exceeds twenty-five feet in height, it shall be set back a distance equal to the overall height of the building.
- D. **REAR YARD.** There shall be a rear yard of not less than twenty-five (25) feet. Multiple family structures over the height of twenty-five (25) feet shall have a rear yard equal to the total height of the proposed structure.
- E. **LOT AREA.** The minimum lot area for residential development in this District, unless specified elsewhere, shall be:
 - 1. Single family dwellings with public water and sewer - ten thousand (10,000) square feet.
 - 2. Single family dwelling without public water and sewer - twenty- thousand (20,000) square feet.
 - 3. Two family parcels shall require double the area required for single unit parcels.
 - 4. Multiple family developments must be connected to a public water and sanitary sewer system and shall require five thousand (5,000) square feet per unit.
- F. **LOT WIDTH.** The minimum lot width for residential development in this District, unless specified elsewhere, shall be one hundred (100) feet.
- G. **MINIMUM FRONTAGE.** The minimum public street or private road frontage, unless specified elsewhere, shall be the same minimum applicable lot width.

- H. **MINIMUM FLOOR AREA.** Each single family and two family dwelling shall have a minimal usable floor area of nine hundred (900) square feet.. Each multi family dwelling shall have minimum usable floor area as follows: one bedroom unit, six hundred fifty (650) square feet per unit; two bedroom unit, seven hundred fifty (750) square feet per unit; three bedroom unit, nine hundred and sixty (960) square feet per unit; additional bedrooms shall require an additional one hundred (100) square feet of usable floor area for each additional bedroom.
- I. **SITE PLAN REVIEW.** Site Plan Review and approval is required for all uses except detached single and two-family residential uses located on individual parcels in accordance with Chapter 18.
- J. **PUBLIC WATER AND SEWER.** All multiple family developments within the C-1 District shall be served by public sanitary sewer and public water supply systems. All single and two family developments shall be required to utilize public utilities if said utilities are located within one thousand (1,000) feet of the proposed development.
- K. **ACCESS MANAGEMENT.** All developments consisting of two or more single or two family dwellings shall utilize shared driveways, private roads or newly dedicated public roads to provide access to their developments in order to limit curb cuts and access to primary County roadways and State highways.

SECTION 9.05 DEVELOPMENT STANDARDS FOR COMMERCIAL DEVELOPMENT

- A. **HEIGHT.** No building or structure shall exceed thirty-five (35) feet in height.
- B. **FRONT YARD.** The front yard shall not be less than twenty (20) feet.
- C. **SIDE YARD.** Where the side of a lot in a C-1 District abuts any side of a residentially zoned district, each side yard shall not be less than twenty-five (25) feet. A ten (10) foot side yard shall be required when directly abutting other commercial uses or land included in a C-1 District.
- D. **REAR YARD.** Where a rear yard of a lot in a C-1 District abuts upon the side or rear yard of any residentially zoned district, there shall be a rear yard of not less than twenty-five (25) feet. In all other cases, there shall be a rear yard of not less than fifteen (15) feet.