

ARTICLE VIII

C-1 LOCAL COMMERCIAL DISTRICT

800 PURPOSE

The purpose of this District is to provide opportunities for the growth of small businesses in the Township and to provide for the shopping and service needs of Township residents in central locations along the regional highway network which can be adequately buffered from adjoining residential areas.

801 AUTHORIZED USES

In the C-1, Local Commercial, District, only the following uses are authorized:

A. PERMITTED USES

1. Principal Uses

- (a) Bakery
- (b) Business Services
- (c) Business or Professional Offices
- (d) Candy or Ice Cream Store
- (e) Contracting Business
- (f) Convenience Store
- (g) Day Care Center
- (h) Delicatessen
- (i) Financial Institutions
- (j) Indoor Amusement
- (k) Laundry or Dry Cleaning Establishment
- (l) Personal Services
- (m) Pet Grooming
- (n) Pharmacy
- (o) Repair Shop
- (p) Restaurant
- (q) Single Family Dwelling
- (r) Specialty Retail Stores
- (s) Specialty Food Stores
- (t) Vehicle Accessory Sales and Installation
- (u) Essential Services

2. Accessory Uses

- (a) Signs, subject to Article XVIII
- (b) Offstreet Parking and Loading, subject to Article XVII
- (c) Accessory Uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this District.

2. **Accessory Uses (Continued)**
 - (d) **Drive-through Facilities, subject to §1606**
 - (e) **Fences, subject to §1603**
 - (f) **Home Office or Home Occupation in a Dwelling which is a Nonconforming Use**
 - (g) **Temporary Construction Trailer, Model Home or Sales Office, subject to §1607**

B. CONDITIONAL USES

1. **Principal Uses**
 - (a) **Commercial Recreation, subject to §1503.9**
 - (b) **Noncommercial Recreation, subject to §1503.25**
 - (c) **Nursing Home, subject to §1503.16**
 - (d) **Private Club, subject to §1503.23**
 - (e) **Public Utility Installation, subject to §1503.26**
 - (f) **Transitional Dwelling, subject to §1503.15**

C. USES BY SPECIAL EXCEPTION

1. **Principal Uses**
 - (a) **Animal Hospital, subject to §1503.2**
 - (b) **Apartment Above Office or Retail, subject to §1503.3**
 - (c) **Car Wash, subject to §1503.5**
 - (d) **Group Care Facility or Personal Care Boarding Home, subject to §1503.15**
 - (e) **Service Station, Automobile, subject to §1503.29**
 - (f) **Temporary Use or Structure, other than a Construction Trailer, Model Home or Sales Office, subject to §1503.33**
 - (g) **Comparable Uses Not Specifically Listed, subject to §1503.10**
2. **Accessory Uses**
None

802 AREA AND BULK REGULATIONS

In the C-1, Local Commercial, District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Article XV.

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|-----------|------------------------------|---------------------------|
| A. | MINIMUM LOT AREA: | 10,000 square feet |
| B. | MINIMUM LOT WIDTH: | 100 feet |
| C. | MAXIMUM LOT COVERAGE: | 40% |
| D. | MINIMUM FRONT YARD: | 35 feet |

E.	MINIMUM REAR YARD:	
	All Principal Structures:	
	Adjoining Any "R" District:	40 feet
	All Others:	20 feet
	Accessory Structures:	10 feet
F.	MINIMUM SIDE YARD:	
	All Principal Structures	
	Adjoining Any "R" District:	40 feet
	All Others:	10 feet
	Accessory Structures:	10 feet
G.	SPECIAL YARD REQUIREMENTS:	See Section 1603
H.	PERMITTED PROJECTIONS INTO REQUIRED YARDS:	See Section 1604
I.	MAXIMUM HEIGHT:	
	All Principal Structures:	3 stories and no more than 45 feet
	All Accessory Structures:	1 story and no more than 15 feet
J.	HEIGHT EXCEPTIONS:	See Section 1605
803	PARKING AND LOADING	See Article XVII
804	SIGNS	See Article XVIII
805	SCREENING AND LANDSCAPING	See Section 1602
806	STORAGE	See Section 1609