

CHAPTER 11

“C” COMMERCIAL ZONE

Section 11.01 - DESCRIPTION AND PURPOSE

This Zone is intended to provide areas dedicated primarily to retail business, professional, and service establishments which supply commodities and perform services to meet the daily needs of the community. The Zone is also intended to provide locations for businesses which depend upon or in some way are related to the use of lakes and rivers.

Section 11.02 - PERMITTED USES

No building or any part thereof in a Commercial Zone shall hereafter be used, erected, altered, or converted, or land used, in whole or in part, except the following:

- Antique store
- Automotive accessories
- Baked goods or pastry store
- Bank
- Barber, beauty or grooming shop
- Book, stationery or gift store
- Bowling alley
- Candy store, soda fountain, ice cream store
- Clothing and dry goods store
- Decorators shop
- Delicatessen store
- Dress shop
- Drugstore
- Electrical supply store
- Fast service restaurant
- Florist
- Fruit stand (enclosed)
- Furniture store
- Grocery store and/or meat market
- Hardware store
- Hotel/motel (excluding waterfront property)
- Household appliance store
- Ice vending machine
- Jewelry store
- Museum
- Nursery school
- Office (business or professional) - including medical
- Paint and/or wallpaper store
- Parking lots
- Photographers
- Radio, television and/or video store
- Restaurants and cafes (excluding those permitting dancing, floor shows, and the consumption of intoxicating beverages unless otherwise approved by the Township Board).

Self-serve laundry
Service stations (including minor automobile repairs)
Shoe repair shop
Tailor
Variety store, including notions
Veterinary clinics (with no boarding facilities)

Other similar retail business or service establishments which supply convenience commodities or perform services primarily for residents of surrounding neighborhood, provided, however, such uses shall be found to be similar by the Planning Commission.

Section 11.03 - REQUIRED CONDITIONS

The use of property in this Zone shall be subject to the following conditions:

- A. All business, service, or processing shall be conducted wholly within a completely enclosed building, except automobile service stations.
- B. All products produced on the premises, whether primary or incidental, shall be sold only at retail and on the premises where produced, except that the same products may be sold at wholesale upon approval as a special exception by the Planning Commission as provided in Section 19.07.
- C. Off street parking shall be provided in accordance with Chapter 14 and at the ratio of two (2) square feet of total parking space for each square foot of floor area. Off street loading and unloading space shall be provided as required under Chapter 14.
- D. Site Plan Review is required and shall be applied for under provisions of Chapter 17.

Section 11.04 - HEIGHT, AREA, AND YARD RESTRICTIONS

- A. No building shall exceed a maximum of two and one-half (2 ½) stories or thirty-five (35) feet in height, whichever is the lesser.
- B. Each commercial building shall have a front yard of at least fifty (50) feet, provided that where an existing lesser setback line has been established by existing commercial buildings occupying forty (40) percent or more of the commercially-zoned frontage on the same block, said setback shall apply.
- C. No side yard shall be required for a commercial building, except that where a side yard adjoins a Residential or Agricultural Zone or a side street, a minimum ten (10) foot greenbelt side yard shall be required, unless a lesser side yard has been established by existing commercial buildings occupying forty (40) percent or more of the commercially-zoned frontage within the same block along the side street in which case the greenbelt shall conform to the established setback.
- D. Where the rear of a lot in a Commercial Zone abuts upon a lot in a Residential or Agricultural Zone, there shall be a rear yard of not less than twenty-five (25) feet including a greenbelt.

- E. The Planning Commission may modify any greenbelt requirement of this section as not applicable to particular development circumstances and providing that such modification does not detract from the aesthetics or quality of the natural environment of the Township and if the Planning Commission finds that there would be no adverse effects resulting from the modification. It is the responsibility of the applicant to show cause how the modification meets the above standards.

Section 11.05 - USES PERMITTED BY SPECIAL USE PERMIT (SPECIAL EXCEPTION) TO COMMERCIAL ZONE

Uses permitted when authorized by special use permit (special exception). The following use of land and structures may be permitted by application to the Planning Commission for the issuance of a special use permit (special exception Chapter 19, Section 19.07) when specified procedures and requirements, as outlined in this section and Chapter 19 are complied with:

- A. Open Space Storage - Provided that all such open space storage shall be screened on all sides by a solid uniformly finished and maintained wooded or masonry wall or fence of durable material, or a well maintained greenbelt, each of which shall be no less in height than that of the enclosed storage. The Planning Commission may modify any greenbelt requirement of this section as not applicable to particular development circumstances and providing that such modification does not detract from the aesthetics or quality of the natural environment of the Township and if the Planning Commission finds that there would be no adverse effects resulting from the modification. It is the responsibility of the applicant to show cause how the modification meets the above standards.
- B. Outside Sales and Displays
- C. Residential-Mini Storage - Provided they comply with the following standards:
 - 1. Locations - Location on a State Highway or County Primary Route.
 - 2. Lot Coverage & Lot Minimum Width - The parcel of property upon which the facility is proposed shall have no more than 60 percent of the lot area covered by buildings and be a minimum of 150 feet (150') wide at the front yard setback line.
 - 3. Buffering - Neighboring properties shall be buffered from the residential mini-storage facility. The buffering shall be accomplished by one or more of the following as deemed necessary by the Planning Commission to secure the objectives of this section and the general purpose and intent of this ordinance:
 - a. Solid board fences with wood posts must not be less than four inches by four inches (4" x 4") and solid board cover not less than one inch (1") thick. Masonry piers may be substituted for wood posts. Post or piers shall be spaced not more than eight feet (8') on center. The finished side of the wood shall face abutting properties.

- b. Wrought iron, open mesh or slatted fencing, must not exceed the ratio of one part open to six-parts of solid fencing.
 - c. Masonry walls must be designed and constructed to facilitate maintenance and not to modify natural drainage in such a way as to endanger adjacent property. The outer face of such wall (the face away from the use, which is to be screened) must be made of clay, brick, stone, embossed or pierced concrete block, or other decorative masonry material. Fences containing barbed wire, electric charges or sharp materials are prohibited.
4. Screening - Shall be include to insure that neighboring properties are unable to view the structures, associated security fencing, and exterior lighting. A vegetative planting shall be established and maintained, outside the fencing in such a manner as to blend in with the surrounding area. The vegetative planting shall consist of a mixture of coniferous trees of differing types.
5. Building Design and Construction Standards - To assist in insuring that any buildings constructed for residential mini-storage are not used for other than the permitted purpose, no structures shall be permitted which exceed the following dimensions, including eaves:
 - a. No building shall exceed thirty-two feet (32') in width by one hundred fifty two feet (152') in length.
 - b. No building shall exceed twenty feet (20') in height.
 - c. No exterior walk in or garage door shall exceed seven and one half feet (7½') in height. All garage doors shall open overhead and none shall exceed nine feet (9') in width.
 - d. On a rectangular building, the height of the plate on top of the walls on the two sides of the building having the longest walls (measured horizontally) shall not exceed nine feet (9') in height above floor level. For structures having a shape other than a rectangular, the Planning Commission shall determine which wall or walls shall comply with the nine foot height, taking into consideration the intent of minimize the height of the walls.
 - e. The roof pitch shall not exceed a dimension greater than four inches (4") of vertical rise to every twelve inches (12") of horizontal run.
 - f. No side of any building containing doorways to the storage areas shall be located within twenty-five feet (25') of a property line or road right-of-way.
 - g. All lights shall be shielded to direct light onto the uses established and away from adjacent property, but it may be of sufficient intensity to discourage vandalism and theft.

6. Use and Operational Standards - To insure that all mini-storage units blend in with other uses in this zone, the following operational standards shall be met during the life of this use:
 - a. All items stored on the property shall be located within buildings.
 - b. Garage sales and similar activities are prohibited.
 - c. The servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment shall not be conducted on the premises.
 - d. No hazardous or flammable materials may be stored in any of the mini-storage units.
 - e. The area shall be properly policed by the owner or operator for removal of trash and debris.
 - f. The operation of such a facility shall in no way be deemed to include a transfer and storage business where the use of vehicles is part of such business.
 - g. If a portion of the building is to be used for office space, parking requirements are subject to Chapter 14 of the Township Zoning Ordinance.
7. Site Plan Review - Mini-Storage facilities are subject to Site Plan Review (Chapter 17).
8. The Planning Commission may modify any buffer and/or greenbelt requirement of this section as not applicable to particular development circumstances and providing that such modification does not detract from the aesthetics or quality of the natural environment of the Township and if the Planning Commission finds that there would be no adverse effects resulting from the modification. It is the responsibility of the applicant to show cause how the modification meets the above standards.

Section 11.06 – GENERAL PROVISIONS

See Chapter 2, GENERAL PROVISIONS for supplemental requirements and height, area, and yard restrictions.

