

**ARTICLE XI
COMMERCIAL DISTRICT (C-1)**

The Commercial (C-1) District is designed to accommodate retail business and service activities which serve the particular needs of the area resident as well as the highway traveler. Typically these uses are allowed along the major highways in the Townships. The protective standards for site development applied to this district are intended to minimize the undesirable effects of commercial strip developments along highways.

Sec. 11.1 Permitted Principal Uses

- A. Administrative, Professional And Business Offices
- B. Human Care Facilities
- C. Educational And Social Institutions
- D. Eating And Drinking Places
- E. Religious Institutions
- F. Public Buildings
- G. Barber Shops, Beauty Shops And Other Personal Services Facilities
- H. Retail And Wholesale Sales Facilities
- I. Agriculture And Forestry
- J. Animal Care Institutions
- K. Hotels, Motels, Tourist Courts, and Resorts
- L. "Health spas, Gymnasiums, and other personal fitness services"

Sec. 11.2 Permitted Accessory Uses

Accessory buildings, structures, or uses customarily incidental to the permitted principal use.

Sec. 11.3 Permitted Conditional Uses

- A. Livestock and Pets (Sec.15.6)
- B. Swimming Pools (Sec. 15.3)
- C. Antennas & Satellite Dishes (Sec. 15.8)
- D. Model Homes (Sec. 15.4)

Sec. 11.4 Permitted Special Land Uses

- A. Recreational Facilities (Sec. 16.5)
- B. Marinas and Canoe Liveries (Sec. 16.15)
- C. New And Used Auto, MC, RV, And Boat Dealers (Sec. 16.17)
- D. Gasoline Service Stations (Sec. 16.8)
- E. Light Manufacturing, Warehousing And Commercial Storage (Sec.16.25)
- F. Contractors And Building Materials Dealers (Sec. 16.6)
- G. WECS (Sec. 16.26)

- H. Shopping Centers (Sec. 16.20)
- I. Campgrounds And Trailer Parks (Sec. 16.24)
- J. Golf Courses (Sec. 16.9)
- K. Mobile Home Parks And Subdivisions (Sec. 16.18)
- L. Single Family Dwelling (Sec. 16.14)
- M. Amusement Arcades (Sec. 16.16)
- N. Automotive Service Installations (Sec. 16.7)
- O. Sexually Oriented Businesses (Article XXV)

Sec. 11.5 Lot And Building Requirements

All buildings and structures in this district shall be located on a building lot or parcel of land having a width of not less than one hundred fifty (150) feet and contain an area of not less than one acre (43,560 square feet) unbroken by a public road or right-of-way. However, this shall not prevent the use of a building lot or parcel of land for Residential use that was a lot of record prior to the adoption of this Ordinance. (See Sec. 3.2)

Any structure, or part thereof, shall have a minimum front yard setback of forty (40) feet from the front property line or seventy-three (73) feet from the centerline of the traveled surface of the roadway, except, on any State or Federal Highway, where any setback shall be a minimum of fifty (50) feet.

Minimum rear yard setback shall be fifty (50) feet; minimum side yard setback is twenty-five (25) feet;

Maximum building height is twenty-eight (28) feet; and, maximum lot coverage is thirty (30) percent.

Sec. 11.6 Yard Storage

Wherever a business finds it desirable or necessary to store any goods, supplies, merchandise, returnable containers or solid waste containers outside the confines of a building, said items shall be screened from sight of the general public and adjoining neighbors.