

## ARTICLE X

### "C-2" HIGHWAY COMMERCIAL DISTRICT

#### § 20-1001. PURPOSE

The purpose of the C-2 District is to provide reasonable standards for uses which are highway-oriented and to recognize existing development along the highways. These businesses primarily provide regional goods and services, often ranging well beyond Township boundaries.

As in the C-1 District, the Township encourages the sharing of parking areas, limiting the number of ingress and egress points and providing bufferyards and screen plantings where such uses adjoin residential districts.

#### § 20-1002. PRINCIPAL PERMITTED USES

- A. *Repealed Ord 2008-06-03, 06/11/08, §29*
- B. Automobile retail sales and rental, including auto washing, tires, batteries, accessories, and/or trailer rental.
- C. *Repealed Ord 2008-06-03, 06/11/08, §29*
- D. Automobile and truck washing.
- E. Personal service establishment, including, but not limited to barber shop, beauty shop, laundry, laundromat, and shoe repair. (*Ord 2008-06-03, 06/11/08, §29*)
- F. (*Repealed Ord 2007-04-06, 4/11/07, §3*)
- G. Business and/or professional office.
- H. Radio, recording, television studio.
- I. Public utility service building or facility.
- J. Bowling alley, indoor commercial recreation.
- K. Funeral home.
- L. Gardening supplies and equipment.
- M. Sales and service of new and used heavy equipment and trucks, trailers, manufactured homes, recreation vehicles and motorcycles.
- N. Animal hospital and pet shops.
- O. Wholesale business if conducted entirely within an enclosed building.
- P. Forestry.
- Q. *Repealed Ord 2008-06-03, 06/11/08, §29*

- R. Any use permitted in the “C-1” District. (*Ord 2008-06-03, 06/11/08, §29*)
- S. Municipal Uses - Including without limitation; municipal building, municipal garage, municipal service buildings, police station, library, and recreational area. (*Ord 2008-06-03, 06/11/08, §29*)

**§ 20-1003. PERMITTED ACCESSORY USES**

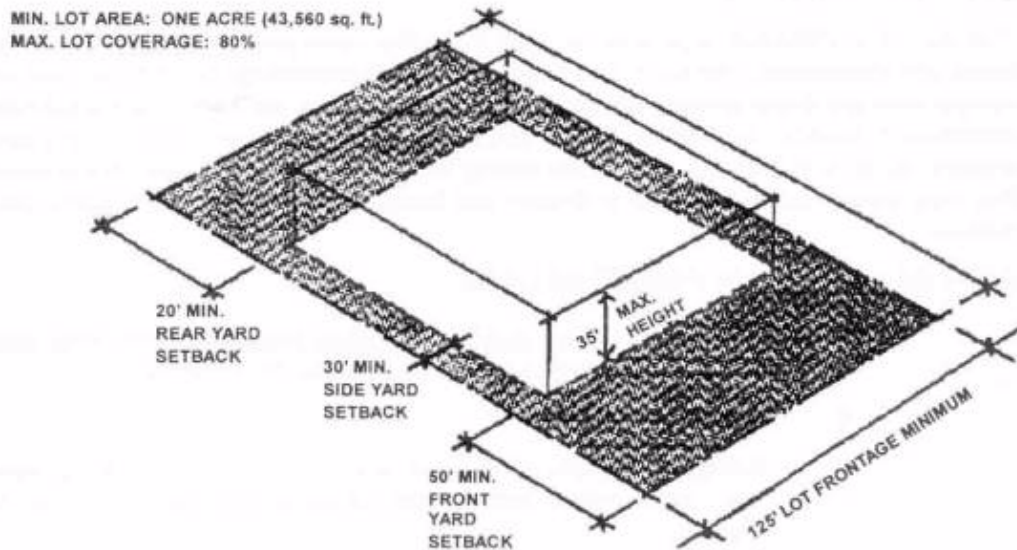
- A. Accessory buildings and uses customarily incidental to the principal use.
- B. Offices in connection with the principal use.
- C. Off-street parking and loading as regulated in Article XV.
- D. Signs as regulated in Article XVI.
- E. Home occupation pursuant to all regulations set forth in Section 20-1303. (*Ord 2008-06-03, 06/11/08, §30*)

**§ 20-1004. CONDITIONAL USES**

- A. Automobile service stations dispensing gasoline. (See Section 20-1408 A 14)
- B. Flea market. (See Section 20-1408 A 21)
- C. Building materials and supply sales, including lumber yard. (See Section 20-1408 A 22)
- D. Communication Facility when colocation is proposed (See Section 20-1408 A 29)
- E. Dry cleaning, pressing or tailoring shop. (See Section 20-1408 A 13) (*Ord 2008-06-03, 06/11/08, §31*)
- F. Drive-in, drive-through, in-car or outdoor services restaurants. (See Section 20-1408 A 15) (*Ord 2008-06-03, 06/11/08, §31*)
- G. Automotive sales, new and/or used, with or without integral service facilities in an enclosed structure. (See Section 20-1408 A 17) (*Ord 2008-06-03, 06/11/08, §31*)
- H. Automobile garage and minor repair. (See Section 20-1408 A 17) (*Ord 2008-06-03, 06/11/08, §31*)
- I. Oil and Gas Extraction subject to all requirements set forth in the Mineral Extraction Overlay Districts, §20-5.106 et. seq. and also set forth in Article XIV, Chapter 14, §20-1408.A30, Conditional Use Standards. (*Ord 2011-12-05, 12/14/11, §20*)

**§ 20-1005. LOT AREA, YARD AND HEIGHT REQUIREMENTS**

- A. Minimum Yard Setbacks
  1. Front yard - Fifty feet (50') from street right-of-way line.
  2. Rear yard - Twenty feet (20')
  3. Side yard - Thirty feet (30')
  4. Buffer yard - A buffer yard, as regulated by Section 20-1306 shall be provided where a commercial use abuts an existing residential property or a residential district boundary.
  5. Landscaping shall be as regulated in Section 20-1305.
- B. Minimum Lot Size - One (1) acre
- C. Minimum Lot Frontage - One hundred and twenty-five feet (125')
- D. Maximum Lot Coverage - Eighty percent (80%)
- E. Maximum Building Height - No building shall be in excess of thirty-five feet (35'), seventy-five (75'), when fully protected by an automatic sprinkler system. (*Ord 2012-03-01, 03/14/12, §7*)
- F. Site Development Standards



C-2 Site Development Standards