

## Article 16

### C-G COMMERCIAL GENERAL DISTRICT

#### **Section 1601. PURPOSE.**

The purpose of the C-G Commercial General District is to provide reasonable standards for the development of commercial uses in areas where such uses already exist and where the development of commercial uses is feasible. These commercial uses would include shopping centers. The standards of this district are designed to minimize traffic congestion on the streets, provide for the public convenience, and fulfill the other broad purposes of this ordinance.

#### **Section 1602. PERMITTED USES.**

A building may be erected or used and a lot may be used or occupied for any of the following uses:

- A. Residential use. Dwellings other than multi-family, in existence at the time of the adoption of this Chapter, may be continued pursuant to the rule governing non-conforming uses.
- B. Multi-family dwelling.
- C. Conversion apartments. \*
- D. Hotels and motels.
- E. Boarding house \*; Bed and breakfast
- F. Restaurants
- G. Restaurants, Carry-out, Drive-through, Take-out. \*
- H. Bars and Taverns
- I. Night clubs.
- J. Business, government or professional offices and office complexes.
- K. Offices for non-profit, social, fraternal, religious, political or civic organizations.
- L. Banks, credit unions, brokerages and other financial service offices.
- M. Health services, including medical and dental clinics and laboratories; offices of licensed practitioners of the healing arts. \*
- N. Commercial health club.
- O. Studios for instruction in music, arts, science, radio, and television.
- P. Shopping center and shopping malls.
- Q. Retail establishments, including but not limited to, those selling pharmaceuticals, clothing, dry goods, furniture, groceries and baked goods provided that any goods made on the premises must be sold only on the premises.

- R. Personal services including, but not limited to, barber shops, beauty shops, tailor shops, dry cleaning and laundry establishments, car washes, minor equipment repair or service shops which are not primarily manufacturing in nature.
- S. Kennels and veterinary hospitals. \*
- T. Newspaper and job printing establishments.
- U. Public and private off-street parking lots and garages.
- V. Automobile service stations. \*
- W. Automobile repair garages. \*
- X. Self Service Storage Facilities.
- Y. Convenience stores.
- Z. Child day care center. \*
- AA. Group child day care home.
- BB. Schools, public and private; colleges and universities.
- CC. Churches; places of worship.
- DD. Commercial recreation areas and facilities. \*
- EE. Theaters and assembly halls.
- FF. Libraries.
- GG. Municipal recreation areas and facilities.
- HH. Municipal buildings.
- II. No Impact, Home-based business.
- JJ. Public utility facilities.
- KK. Telecommunication antenna (under twenty (20) feet in height). \*
- LL. Funeral Home/Crematorium.
- MM. Timber harvesting. \*
- NN. Accessory use on the same lot with and customarily incidental to any of the above permitted uses.

An \* indicates that additional regulations found in Article 19 apply.

**Section 1603. CONDITIONAL USES.**

The following conditional uses and no others may be allowed by the Township Board of Commissioners, pursuant to the express standards and criteria set forth in Article 23 and Article 24 of this Ordinance.

- A. Telecommunication Towers
- B. Telecommunication Antennas (greater than twenty (20) feet in height).

**Section 1604. BUILDING HEIGHT LIMIT.**

No building shall be erected to a height in excess of forty (40) feet; provided, however, that the height limit may be increased one (1) foot for each additional foot that each and every setback exceeds the minimum required.

**Section 1605. LOT AREA REQUIREMENTS.**

- A. For permitted non-residential uses, the lot area shall be not less than ten thousand (10,000) square feet and lot width shall be not less than one hundred (100) feet measured at the minimum required building setback line.
- B. For permitted residential uses and conversion apartments, lot width shall not be less than eighty (80) feet measured at the required minimum building setback line. The lot area shall be not less than the following:

<b>Number of Dwelling Units</b>	<b>Lot Area - (Square Feet)</b>
One (1) Dwelling Unit	4,000
Two (2) Dwelling Units	7,000
Three (3) Dwelling Units	9,000
Four (4) Dwelling Units	12,000
For each additional dwelling unit	1,000

**Section 1606. LOT COVERAGE.**

No more than eighty (80) percent of the area of the lot shall be covered by buildings, structures and other impervious surfaces.

**Section 1607. MINIMUM SETBACKS.**

- A. Non-residential uses
  - 1. Front - thirty (30) feet, or fifty (50) percent of the width of the right-of-way upon which the lot abuts, whichever is greater.
  - 2. Side - ten (10) feet each.
  - 3. Rear - thirty (30) feet.
- B. Residential uses
  - 1. Front - twenty-five (25) feet
  - 2. Side - ten (10) feet each
  - 3. Rear - twenty-five (25) feet

**Section 1608. BUFFERS AND SCREENING.**

Buffer yards and screening shall be provided in accordance with the development standards outlined in Section 1901.B of this Ordinance.

**Section 1609. ADJOINING BUILDINGS.**

In the case of a series of adjoining buildings or structures abutting and paralleling a public right-of-way, an open and unobstructed stabilized passage of at least twenty (20) feet in width shall be provided at grade level at intervals of not more than four hundred (400) feet. Common walls shall not be permitted between properties of separate ownership.

**Section 1610. SIGNS.**

Signs shall conform to the requirements of Article 20 of this Ordinance.

**Section 1611. OFF-STREET PARKING.**

Off-street parking shall be provided in accordance with Article 21 of this Ordinance.