

# Article 13

## COMMERCIAL DISTRICTS

### **Section 13.01: C-1: GENERAL COMMERCIAL DISTRICT**

- A. Intent:** The General Commercial District is intended to provide for retail, service, and office establishments which primarily serve the day-to-day convenience and service needs of Dexter Township residents and visitors. The District is intended to provide opportunities for day-to-day convenience shopping and services compatible with the predominant rural character of the Township. Support for the preservation of the community's rural character should be embodied in architectural design and building scale, building materials, signage, landscaping, buffering, and lighting.
- B. Permitted Principal Uses:** The following are principal permitted uses provided no structure, whether it be occupied by a single business or multiple businesses through shared-wall construction, contains more than ten thousand (10,000) square feet of gross floor area.
1. Any generally recognized retail business which supplies commodities on the premises within a completely enclosed building including, but not limited to, foods, drugs, liquor, furniture, clothing, dry goods, notions, books, flowers, jewelry or hardware, but excluding the sale of chemicals which require state or federal licensing.
  2. Standard restaurants, clubs, and other establishments which provide food or drink for on-premises consumption, but which do not serve alcohol nor provide dancing or entertainment.
  3. Personal service establishments which perform services on the premises within a completely enclosed building including, but not limited to, shoe repair shops, barber and beauty shops, photographic studios, and drop-off/pick-up dry cleaners provided no treatment of clothing or other material occurs on the property.
  4. Office establishments which perform services on the premises within a completely enclosed building including, but not limited to; financial institutions, insurance offices, real estate offices, artist offices and galleries, professional offices for accountants, doctors, lawyers, engineers, and architects, and similar office uses.
- C. Permitted Accessory Uses:**
1. Accessory uses and structures customarily incidental to and subordinate to the permitted principle use.
  2. Signs, pursuant to Article 22.
- D. Special Land Uses Permitted By Special Use Approval:** The following special land uses are permitted by special approval in the General Commercial District provided no structure, whether it be occupied by a single business or multiple businesses through shared-wall construction, contains more than twenty-five thousand (25,000) square feet of gross floor area.
1. Any generally recognized retail business which supplies commodities on the premises within a completely enclosed building including, but not limited to, foods, drugs, liquor, furniture, clothing, dry goods, notions, books, flowers, jewelry or hardware, excluding the sale of chemicals which require state or federal licensing.
  2. Standard restaurants, clubs, and other drinking establishments which provide food or drink for on-premises consumption, which exceed ten thousand (10,000) square feet in gross floor area and/or provide dancing, entertainment, or alcoholic beverages.
  3. Drive-in, drive-through, take-out, pick-up, and other forms of in-vehicle retail or service establishments including restaurants, financial institutions, and similar facilities.
  4. Public facilities, including parking lots, cemeteries, parks, schools, libraries, and similar uses and activities, including administrative buildings associated with public utilities and substations or structures and enclosures or shelters for utility service equipment and maintenance depots associated with public utilities.
  5. Automobile service and repair stations.
  6. Marinas, boat launching facilities, and related sales and service, excluding marinas which operate as part of a residential development or similar private development where access is generally limited to residents of the development.
  7. Indoor commercial recreation such as indoor theaters, bowling alleys, skating rinks, shooting and archery ranges, and similar uses.
  8. Communication towers and related broadcasting and receiving facilities.
  9. Mini-storage facilities.
  10. Nursing homes.
  11. Adult entertainment businesses.
  12. Sales of new industrial and construction equipment, and the service and repair of such items when done so as an accessory use to the principal use sales operation.
  13. Open air businesses, excluding junk yards, but including motor vehicle, trailer, recreation vehicle, farm equipment, and boat sales, and the service and repair of such items when done so as an accessory use to the principal use sales operation.
  14. Nursery and landscape supplies sales, excluding the sale of chemicals that require state or federal licensing.

15. Farm, commercial, and equipment sales, and the service and repair of such items when done so as an accessory use to the principal use sales operation.
  16. Motels and hotels.
  17. Private clubs and meeting halls.
  18. Day care center.
  19. Veterinarian clinics.
  20. Car wash facility.
- E. Site Development Requirements:** The following minimum and maximum standards shall apply to all uses and structures in the General Commercial District unless otherwise modified by the provisions of Article 16: Standards for Special Land Uses; Article 18: General Provisions; or as varied pursuant to Article 4: Zoning Board of Appeals.
1. **Minimum Lot Area:** One (1) acre.
  2. **Minimum Lot Frontage and Lot Width:** Two hundred (200) feet.
  3. **Minimum Yard and Setback Requirements:**
    - a. **Front yard:** See Section 18.23.
    - b. **Side and Rear Yards:** Thirty (30) feet, except as otherwise provided below:
      - 1) A minimum sixty (60) foot setback shall be required along a side or rear lot line where such lot line abuts an Agricultural, Conservation or Residential District.
  4. **Maximum Height:** Twenty-five (25) feet.
  5. **Maximum Lot Coverage:** Twenty-five (25) percent. This standard shall apply to the entire parcel as well to any one-acre area within the parcel when such parcel exceeds one acre in size. However, the Planning Commission may approve a maximum lot coverage of no greater than fifty (50) percent for portions of the parcel where it finds during site plan review proceedings that the site layout reflects design features to assure compatibility with surrounding land uses and the preservation of the community's rural character. Such design features may include, but not necessarily be limited to, screening and buffering, landscaping, setbacks, architectural styles, building orientations, and parking layout. Irrespective of any authorized increase in maximum lot coverage for a portion of the parcel, the maximum lot coverage for the parcel as a whole shall not exceed twenty-five (25) percent.
  6. **Distance Between Buildings:** Fifty (50) feet.
  7. Applicable provisions of **Article 19:** Nonconforming Uses; **Article 20:** Access Controls; **Article 21:** Off-Street Parking and Loading; **Article 22:** Signs; **Article 23:** Landscaping and Screening; **Article 24:** Environmental Standards; and other provisions of this Ordinance as may be applicable.

*End of Article 13*