

ARTICLE 17.00

C-1, Local Business District

Section 17.01 Statement of Purpose

The C-1, Local Business District is intended to accommodate the convenience shopping needs of persons residing in adjacent residential areas. Regulations set forth herein dealing with site layout, building design, and vehicular and pedestrian circulation are intended to achieve compatibility between adjoining business uses and between business uses and adjacent residential development. The C-1 District is also intended to accommodate limited residential uses in the form of live-work units.

Uses that would create loud noises, vibration, smoke, glare, heavy traffic, or late hours of operation are prohibited.

Section 17.02 Permitted Uses and Structures

A. Principal Permitted Uses

In the C-1, Local Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided for in this ordinance:

1. Retail businesses that supply merchandise on the premises for persons residing in nearby residential areas.
2. Establishments that perform services on the premises for persons residing in nearby residential areas, such as beauty and barber shops; watch, consumer electronics, and clothing repair.
3. Office buildings and uses, provided that goods are not manufactured, exchanged, or sold on the premises.
4. Financial institutions, including banks, credit unions, and savings and loan associations.
5. Laundry and dry cleaning customer outlets and similar operations.
6. Carry-out and standard restaurants, as defined in Section 1.03.
7. Child care centers and day care centers.
8. Municipal buildings and uses, including post offices, provided there is no outside storage.
9. Photographic studios.
10. Data processing and computer centers.
11. Essential services, subject to the provisions in Section 2.05.
12. Wireless communications facilities on monopoles, subject to the standards and conditions in Section 8.02, sub-section UU.
13. Brewpubs, subject to the provisions in Section 8.02, sub-section H.
14. Fitness centers, health and exercise clubs.
15. Bait houses, for the sale of worms and other types of bait.
16. Pet shops and pet grooming facilities, subject to Section 8.02, sub-section KK.

17. Roadside stands and farmer's markets, subject to Section 8.02, sub-section NN.
18. Greenhouses.
19. Live-work units, subject to the following conditions:
 - a. Living quarters must be above or to the rear of the business.
 - b. Commercial space may not be used for residential purposes.
 - c. Compliance with the Building and Fire Codes is required.
20. Uses and structures accessory to the above, subject to the provisions in Section 2.03.
21. Other uses similar to the above, subject to the provisions in this Article.

B. Special Land Uses

The following uses may be permitted by the Planning Commission pursuant to Section 26.03, after site plan review and a public hearing, and subject to other reasonable conditions which, in the opinion of the Planning Commission, are necessary to provide adequate protection to the health, safety and general welfare, of the abutting property, neighborhood and Township:

1. Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations, lift stations, and switchboards, but excluding outside storage yards, subject to the provisions in Section 8.02, sub-section QQ.
2. Theaters, assembly halls, concert halls or similar places of assembly, private or public clubs, and lodge halls.
3. Bars and lounges.
4. Mortuaries and funeral homes, subject to the provisions in Section 8.02, sub-section O.
5. Wireless communications facilities on towers other than monopoles, subject to the standards and conditions in Section 8.02, sub-section UU.
6. Microbreweries and small distilleries, subject to the requirements in Section 8.02, subsection H.
7. Movie theaters and similar entertainment uses, subject to Section 8.02, sub-section EE.
8. Governmental activities and uses, subject to Section 8.02, sub-section R.
9. Automobile Filling and Service Stations and automobile repair garages, subject to the provisions of Section 8.02, subsection E. and the following additional conditions:
 - a. The servicing and repair of vehicles shall be limited to those which may be serviced during a normal workday.
 - b. Outside parking of vehicles overnight is prohibited except for the operable vehicles of the employees working at the station and up to two (2) service vehicles used by the service station.
 - c. There shall be no outdoor display of parts or products.
10. A marijuana provisioning center as authorized by the Medical Marijuana Facilities Ordinance and subject to Article 8, Section 8.02, VV.
11. Adult use marijuana retailer subject to Article 8, Section 8.02 WW 3.

Section 17.03 Development Standards**A. Required Conditions**

Unless otherwise noted, buildings and uses in the C-1, Local Business District shall comply with the following requirements:

1. All such businesses shall be retail or service establishments dealing directly with consumers. Manufacturing of products for wholesale distribution off of the premises is not permitted.
2. All goods produced and services performed on the premises shall be sold at retail on the premises where produced.
3. All business, servicing, or processing, except off-street parking or loading, shall be conducted within a completely enclosed building, unless otherwise permitted.
4. There shall be no outside storage of goods, inventory, or equipment.
5. Commercially used or licensed vehicles used in the normal operation of a permitted retail or service use on the site may be parked in the rear only. This provision shall also apply to operable vehicles that are moved on and off of the site on a regular basis.
6. Development in the C-1 District shall comply with the access and service road requirements in Section 2.20.

B. Site Plan Review

Site plan review and approval is required for all new construction and expansion of existing buildings, in accordance with Section 26.02.

C. Area, Height, Bulk, and Placement Requirements

Buildings and uses in the Limited Business District are subject to the area, height, bulk, and placement requirements in Article 25.00, Schedule of Regulations.

D. Planned Unit Development

Planned unit development is permitted as a regulatory option to achieve the intent of this district, in accordance with Article 21.00 and 26.04.