

ARTICLE IX

GC GENERAL COMMERCIAL DISTRICT

901. PURPOSE. To provide for a wide range of needed commercial uses in locations that are less likely to involve conflicts with existing residences. To use special care and control on access onto arterial and collector streets to avoid traffic hazards.

902. PERMITTED BY RIGHT USES. Only the following uses are permitted by right in the GC District, provided that the requirements for specific uses in Article XV are met:

A. The following uses as principal or accessory uses:

1. Auto Service Station*
2. Financial Institution with or without drive-thru service*
3. Car Wash*
4. Bus Station or Taxi Terminal*
5. Hotel or Motel*
6. Convenience Store
7. Drive-thru Service or Delivery Service as an accessory use
8. Supermarket
9. Funeral Home*
10. Commercial Indoor or Outdoor Recreation, including mini-golf course, bowling alley, exercise club, indoor or outdoor movie theater or skating rink
11. Animal Hospital, Small*
12. Building Contractor's Office and Storage
13. Home Occupation** or Home Office**
14. Retail Store
15. Any type of Restaurant*
16. Personal Services
17. Printing and Bookbinding
18. Trade School
19. Flea Market*
20. Indoor Storage as an accessory use
21. Beverage Distributor
22. Crafts or Artisan's Studio
23. Kennel*
24. U. S. Postal Service Facility
25. Auditorium, Commercial*
26. Nursery School/Day Care Center*
27. Recycling Collection Center*
28. Adult Day Care Center*
29. Business, Professional, Medical, Dental or Governmental Offices

- 30. Bakery
- 31. Laundromat
- 32. Membership Club*
- 33. Crop Farming
- 34. Swimming Pool, Public
- 35. Publicly-owned Recreation
- 36. Wildlife Sanctuary
- 37. Township-owned Use
- 38. Accessory Use or Structure clearly customary and incidental to a permitted by right, approved special exception or conditional use.**
- 39. Accessory Use or Structure permitted under Section 1503.C.**
- 40. Fairgrounds and Motor Vehicle Race Track*
- 41. Commercial Forestry*
- 42. Place of Worship*

*See additional requirements in Section 1502.

**See additional requirements in Section 1503.

903. SPECIAL EXCEPTION USES. Only the following are permitted by special exception in the GC District, provided that the requirements for specific uses in Article XV are met:

- A. Auto Repair Garage*
- B. Tavern
- C. Commercial Outdoor Storage or Display**, not including an auto sales use or nursery/greenhouse

*See additional requirements in Section 1502.

**See additional requirements in Section 1503.

904. CONDITIONAL USES. Only the following use is a permitted conditional use in the GC District, provided that the requirements for this use in Article XV are met:

- A. Emergency Services Station*
- B. Personal care center*
- C. Shopping Center*
- D. Auto, Boat or Mobile/Manufactured Home Sales*
- E. Lumber Yard/Building Supplies

*See additional requirements in Section 1502.

905. SPECIFICALLY PROHIBITED USES. All uses not specifically permitted are prohibited, unless their allowance is clearly implied in the determination of the Zoning Hearing Board by a very close similar use. The following uses are very specifically prohibited in the GC District as principal and accessory uses.

- A. Adult Bookstore, Cabaret, Adult Movie Theater or Massage Parlor
- B. Truck Terminal
- C. Manufacturing, except printing and bookbinding
- D. Junkyard

906. LOT & SETBACK REGULATIONS. The following lot and setback regulations shall apply to uses in the GC District, unless a more restrictive requirement is stated in Article XV (for a particular use) or elsewhere in this Ordinance.

- A. Number of Uses. Only one principal use except in a Township approved shopping center
- B. Minimum Lot Area. 65,000 square feet
- C. Minimum Lot Width. 150 feet, except 250 feet along the future right-of-way of any lot created after the adoption of this Ordinance that has its own driveway(s) or accessway(s) entering directly onto an arterial street. If 2 lots share one and only one access point onto an arterial street, each lot may have a minimum 120 feet lot width along that street.
- D. Minimum Lot Depth. 150 feet
- E. Maximum Building Coverage. 40%
- F. Maximum Impervious Coverage. 70%
- G. Minimum Front Yard Setback. 30 feet from the future street right-of-way, except: Auto Service Station Canopy. The front yard setback shall be reduced to a minimum of 10 feet from the future street right-of-way for an auto service station canopy. Such a structure may be attached to the principal building. An auto service station canopy shall only include an unenclosed structure that serves only to cover gasoline pumps from inclement weather. No advertising sign shall be attached to such a canopy.
- H. Minimum Side Yard Setback. 15 feet, except 60 feet for side (for each of 2) yards along the lot line of an abutting (for both principal and existing dwelling or residential district accessory structures and uses)
- I. Minimum Rear Yard Setback 30 feet, except 60 feet for a rear yard (for both principal and accessory structures dwelling or residential district along the lot line of an abutting existing uses
- J. Maximum Height 40 feet with a maximum of 2 stories

- K. Shared Parking and Driveways Sharing of off-street parking and driveways by adjoining uses is strongly encouraged. See Section 1701.B. for possible reduction of off-street parking requirements.
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907. ADDITIONAL REQUIREMENTS.

- A. Parking. See Article XVII.
- B. Signs. See Article XVIII.
- C. Site Plan Review. See Section 1411.A., which requires site plan review by the Planning Commission for nonresidential building expansions.
- D. Off-Street Parking and Paving Setback. See Section 1703.
- E. Buffer Yard and Evergreen Screening. See Section 1404.
- F. Fire Lanes. See Section 1002.D.7.
- G. Architectural Considerations. See Section 1002.G.