

**§ 285-130. Permitted uses. [Amended 10-27-2010 by Ord. No. 23-2010]**

In any CI Commercial Industrial District, land, buildings or premises shall be used by right only for only one of the following:

- A. Any use permitted in the HC Highway Commercial District.
- B. Any conditional use of the HC Highway Commercial District, subject to the regulations specified.
- C. Any accessory use permitted in the HC Highway Commercial District.
- D. Warehouses, frozen food lockers and indoor storage.
- E. Commercial greenhouse and growing of nursery stock.
- F. Milk or soft drink distribution station or storage house.
- G. Amusement or recreation places, including golf driving ranges, swimming pools, bowling alleys and skating rinks.
- H. The manufacture, compounding, processing, packaging or treatment of the following previously prepared materials: bone, cork, feathers, cellophane, ceramics, felt, fur, glass, hair, horn, paper, pharmaceuticals, plastics, shells, iron and steel, aluminum, leather, plaster, metals, precious and/or semiprecious stones, wood, yarns, containers or novelties from paper or cardboard, natural or synthetic rubber, tobacco, textiles or textile products and perfumes.
- I. The manufacture of musical instruments, toys, novelties and electrical or electronic devices; home, commercial and industrial appliances and instruments, including the manufacture of accessory parts or assemblies; dental and medical equipment; watches and clocks; optical goods, drafting equipment and canvas products.
- J. Experimental, research or testing laboratories.
- K. Carpet or rug cleaning; laundry, dry cleaning and dyeing plant.
- L. Wholesaling and distributing activities.
- M. Light metal processing as follows: cleaning, finishing, grinding, heat treating, plating, polishing, rustproofing and sharpening; metal stamping and extrusion of small products; similar metalworking processes.
- N. Job printing and newspaper or book publishing.
- O. Baking and food and dairy processing.
- P. Agricultural uses in accordance with the provision of Article XXXIV, Farm Regulations.

**§ 285-131. Accessory uses.**

Only the following accessory uses shall be permitted:

- A. Accessory uses on the same lot with and customarily incidental to any of the above permitted

uses.

- B. Cafeteria facilities for employees.
- C. Recreational facilities for employees and occupants.
- D. Storage within a completely enclosed area with visual screening or building in conjunction with a permitted use.

**§ 285-132. Conditional uses.**

- A. The following uses may be permitted as conditional uses when authorized by the Planning Board in accordance with the specifications and standards listed in Subsection B below: animal kennels, pounds and shelters, subject to the special regulations of § 285-133.
- B. Applications for conditional uses shall be in compliance with the following minimum specifications and standards:
  - (1) That the uses will not injure or detract from the use of neighboring property or detract from the character of the neighborhood.
  - (2) That the use of property adjacent to the area included in the plan is adequately safeguarded.
  - (3) That the property is suitable for the intended use.
  - (4) That the use will serve the best interests of the Township.
  - (5) That the use will not adversely affect public sewers and facilities, such as water, sewer, police and fire protection.
  - (6) That the use will not adversely affect the drainage facilities in the adjacent neighborhood.
  - (7) That the use will not adversely affect the safe flow of highway traffic and that adequate roadway accesses are provided to protect roadways from undue congestion and hazards.
  - (8) That there shall be no display or sale of any merchandise whatsoever in the street right-of-way.
  - (9) That all merchandise accessible to the public shall be adequately safeguarded to prevent injury to persons.
  - (10) That there shall be no storage in the front yard setback.

**§ 285-133. Special regulations for animal kennels, pounds and shelters.**

- A. Animal kennels, pounds and shelters shall be subject to all of the following standards and regulations:
  - (1) All applications shall include an approval from the Township Board of Health showing compliance with all local and state rules and regulations.

- (2) All applicants shall obtain an operator's license from the Township Clerk. Such licenses shall expire on the last day of June and be subject to renewal each year. Failure to comply with all regulations shall be reasons for revocation of the license by the Township Council at any time.
- B. Such licenses shall not be transferable to another owner or different premises. The Township Council shall establish a fee schedule for licenses.
- C. The total number of licenses issued and kennels existent at the same time shall not exceed five.
- D. No animal kept in a kennel, shelter or pound shall be permitted off such premises, except on a leash or in a crate or other device designed to contain an animal or under other safe control.
- E. All buildings shall be completely soundproofed so that the noise of animals cannot be heard outside.
- F. Animals shall not be allowed outside between the hours of 9:00 p.m. and 6:00 a.m.
- G. A six-foot-high chain-link fence shall enclose the entire perimeter of the property, subject to the restriction of § 285-215.
- H. A double staggered row of five-foot-high evergreens, as specified by this article, shall be located around the perimeter of the property, subject to the requirements of Article XXXI and the restrictions of Article XXXIII.
- I. All exercise runs shall be screened from public view.
- J. Mechanical air conditions of buildings shall be provided in areas housing the animals.
- K. There shall not be any pet cemeteries, disposal, burial or cremation of animals on the property.
- L. No animals shall be kept in any building or outdoor area that is within 500 feet of any residence, except that of the owner or operator.
- M. Every such kennel, shelter or pound shall be subject to such reasonable rules and regulations in regard thereto as may be prescribed by the Board of Health.
- N. Any premises so used, and all buildings and enclosures thereon, shall be kept clean and sanitary. All animal carcasses shall be immediately and properly disposed of and shall not be buried within the Township limits. Any health officer or police officer of the Township shall have the right, at any reasonable hour, to enter into such premises and any buildings and enclosures thereon and to make such examination thereof as he/she shall deem proper.

#### **§ 285-134. Area and bulk regulations.**

The following area and bulk regulations shall apply:

- A. Minimum lot size: 15,000 square feet.
- B. Minimum lot width: 100 feet.

- C. Minimum lot depth: 150 feet.
- D. Minimum front yard: 50 feet.
- E. Minimum side yards: 20 feet each.
- F. Minimum rear yard: 35 feet.
- G. Maximum building height: 50 feet.
- H. Maximum lot coverage: 40% if on-site water and sewerage facilities are used; 50% if both public water and sewerage are used.

**§ 285-135. Additional regulations.**

- A. All other applicable regulations of this chapter shall be followed as required.
- B. For developments to be constructed over a period of years, a phasing plan shall be submitted as part of the preliminary plan for the entire concept.
- C. The buildings' sizes, shapes, site positions and architectural design may be considered along with the landscape and natural features.