

ARTICLE 10 - GENERAL COMMERCIAL C-1

In addition to the requirements specified in Article 3, General Provisions, the following regulations shall apply to uses in the General Commercial District:

Section 10.1 Intent

This district is established in the vicinity of US-31 to meet the needs of residents of the Township, and to serve a somewhat larger consumer population. The uses permitted relate to interests of passer-by traffic, and some comparison shopping needs, while primarily serving the convenience commercial needs of nearby residential areas. It is anticipated that light intensity industrial, professional office and administrative service uses may also take place within this district. The integration of planned commercial establishments served by common access, signage, parking and landscaping is encouraged.

Section 10.2 Permitted Uses

These uses are allowed by right, without the need for site plan approval, with the appropriate land use permit:

- A. Retail Sales within an enclosed building
- B. Banks and financial services, except drive through facilities
- C. Business and personal services
- D. Professional offices
- E. Motels and Resorts
- F. Restaurants, including tasting rooms, without drive through facilities
- G. Clinics and laboratories that provide testing or services
- H. Accessory structures and uses customarily incidental to the above permitted uses
- I. Medical Marihuana Grower subject to Inland Township Medical Marihuana Licensing Ordinance

- J. Single Family Dwelling
- K. Animal Hospital and Veterinary Clinics without outdoor runs
- L. Home Occupations

Section 10.3 Uses Permitted with Site Plan Approval

The following uses are allowed by right, subject to site plan approval, as specified in Article 13, with the appropriate land use permit:

- A. Health and Athletic clubs
- B. Theaters, auditoriums, place of worship, concert halls, banquet halls, clubs and fraternal organizations or similar places of assembly when conducted within a completely enclosed building
- C. Carry-out restaurants, fast-food establishments
- D. Drive-up facilities for commercial uses such as restaurants, banks, drug stores and similar drive-up services
- E. Mini-storage facilities
- F. Public and Government Buildings
- G. Light Industrial Uses
- H. Seasonal Retail Sales
- I. Outdoor Storage
- J. Short Term Rental
- K. Convalescent, nursing homes or assisted living establishments up to twenty (20) residents
- L. Mass Gatherings
- M. Home Based Businesses

Section 10.4 Uses Permitted Subject to Special Use Approval

The following uses are allowed subject to special use and site plan approval with appropriate land use permit:

- A. Dry cleaners and Laundromats
- B. Animal Hospitals and Veterinary clinics having outdoor runs
- C. Gasoline service stations, automobile repair, automobile sales, and automobile wash establishments, new and/or used vehicle sales lots, mobile and modular homes and agricultural machinery sales
- D. Contractors yards, salesrooms, rental facilities, open air businesses such as garden furniture, hardware and building items
- E. Mortuaries and funeral homes
- F. Commercial Recreation Enterprises
- G. Commercial wind energy conversion systems WECS
- H. Sexually Oriented Business
- I. Topsoil Removal, Earth Removal, Quarrying, Gravel, Sand and Clay Extraction, Gravel Processing and all other Mineral Extraction and Processing Businesses
- J. Utility Scale Solar Energy Systems
- K. Multiple Family Dwellings
- L. Convalescent, nursing homes or assisted living establishments with over twenty (20) residents

Section 10.5 Lot Size, Width, setbacks and Access

- A. Lot size – Each structure or facility together with all accessory buildings or facilities hereafter erected or constructed shall be located on a lot or parcel of not less than one (1) acre.

- B. Lot Width – Each lot or parcel of land shall have a minimum width of one hundred fifty (150) feet of frontage at the Right-of-way line on a public or private road.

- C. Setbacks –
 - 1. Front – Forty (40) feet.
 - 2. Sides – Twenty (20) feet.
 - 3. Rear - Twenty (20) feet.
 - 4. Water Setback – No structure shall be placed or erected within fifty (50) feet of the ordinary high water mark, edge of water, shoreline, vegetative line or top of bank of any lake, stream or watercourse.
 - 5. Height – Maximum height of two (2) stories or forty (40) feet, whichever is less.

- D. Access – Each lot or parcel used for commercial purposes shall provide proper access for the delivery or shipping of merchandise and supplies without impeding vehicular or pedestrian traffic. Adequate off-street parking shall be provided at the minimum of one (1) additional parking space for each three hundred (300) square feet of total enclosed building space.