

**§ 160-68. Commercial-1 (C-1).**

- A. Purpose. To provide a commercial district which replaces a number of more narrowly defined districts located along the two major state highways through the Township, Routes 70 and 73. This district will have a wider array of allowable uses in order to provide more development flexibility in response to changing market conditions. To protect the public interest, performance standards related to the scale of development will be utilized. The standards will provide incentives to consolidate smaller parcels into larger development tracts. The complimentary and coordinated development of adjacent properties or the combining of lots into larger tracts shall be encouraged through the allowance of increased development intensity. The coordinated development will provide for common access and drives, shared parking, a unified architectural and building scheme, pedestrian malls connecting buildings, and coordinated storm drainage and open space areas to be part of an approved commercial development.
- B. Principal permitted uses. Only the following shall be permitted:
- (1) Planned commercial developments.
  - (2) Shopping centers.
  - (3) Department stores.
  - (4) Medical centers.
  - (5) Offices, all types.
  - (6) Offices of government agencies.
  - (7) Retail stores.
  - (8) Restaurants and taverns, not including fast-food or drive-through.
  - (9) Garden centers.
  - (10) Banks (including drive-through).
  - (11) Day-care facilities.
  - (12) General personal and business services. **[Added 2-25-2003 by Ord. No. 3-2-2003]**
- C. Conditional uses (subject to Chapter 161):
- (1) Service stations.
  - (2) Houses of worship.
  - (3) New automobile sales and services facilities.
  - (4) Fast food without drive-through. **[Amended 8-10-2010 by Ord. No. 18-8-2010]**
  - (5) Car washes.
  - (6) Arcades.
  - (7) Hotel/conference centers.
  - (8) Warehousing.

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(9) Theaters and places of amusement.

(10) Fast food with drive-through. **[Added 8-10-2010 by Ord. No. 18-8-2010]**(11) Helistops. **[Added 4-12-2011 by Ord. No. 7-4-2011]****D. Accessory uses.**

(1) Off-street parking as required by this chapter.

(2) Off-street loading as required by this chapter.

(3) Signs, as regulated by this chapter.

(4) Storage, inside a building.

(5) Temporary construction and sales trailers.

**E. C-1 performance regulations. The following area and dimensional regulations shall apply:**

(1) It is the intention of this chapter to accommodate planned commercial developments with multiple buildings and/or lots, a circumstance often needed to provide financial flexibility for developers and users. In these cases, the standards which follow shall apply to the overall tract or assemblage of lots, and not for each individual lot in the development. The total area of the lots in planned commercial development shall determine which standards are to be utilized.

(2) Minimum lot size. Two acres, except for lots which are part of a planned commercial development, in which case lots may be as small as one acre in area.

(3) Street frontage and yard requirements for individual or combined lots proposed for development shall vary by lot area, based upon the following table:

	<b>Lot Size</b>		
	<b>2 to 4.99 Acres</b>	<b>5 to 9.99 Acres</b>	<b>10+ Acres</b>
Frontage (feet)	200	400	600
Width (feet)	200	400	600
Depth (feet)	200	600	800
Side yard, each (feet):			
From a residential use	50	75	100
From a nonresidential use	30	50	75
Front yard (feet)	100	100	100
Rear yard (feet):			
From a residential use	50	75	100
From a nonresidential use	50	50	50
Maximum building cover	15%	20%	25%
Maximum impervious cover	55%	60%	65%
Clearing limit	75%	80%	85%

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- (4) Maximum building height: 40 feet; provided, however, that in a planned commercial development or shopping center with a gross floor area of 250,000 square feet or more, buildings or freestanding structures may have a height of 55 feet, subject to the following provisions:
- (a) The structure or building with the increased height shall be designed as an architectural feature intended to provide additional design interest or focus to the development. Placement at the end of view corridors is encouraged.
  - (b) The area of increased height may be a decorative freestanding structure not intended for human occupancy, such as a clock tower, or it may be one or more buildings within the development.
  - (c) If the area of increased height is a building or a portion of a building, the gross floor area of all buildings containing such areas of increased height shall not constitute more than 20% of total gross floor area of the development.
  - (d) All buildings containing areas of increased height shall have a setback from the nearest property line equal to at least three times the maximum building height.
- (5) Minimum building setback from another freestanding building within a development: 20 feet.
- (6) The required minimum gross leasable floor area for the first building or first phase of any development shall vary, based upon the following table:

Lot Size (acres)	Required Minimum Gross Leasable Area (square feet)
2 to 4.99	10,000
5 to 9.99	20,000
10 and larger	40,000

- (7) The base floor area ratio allowed in the zone is 0.22. **[Amended 3-10-2021 by Ord. No. 15-3-2021]**
- (8) Direct access to a major arterial street is required for planned commercial developments, shopping centers, department stores, theaters, automobile sales and service and hotel/conference centers.
- (9) Accessory buildings may not be located in the front yard nor closer than 50 feet from a residential use or zone unless the building is less than 400 square feet, in which case it may be as close as 25 feet from a residential use or zone.

F. Design standards. The design of buildings and adjacent landscaping shall be governed by the following criteria:

- (1) Architectural style of the development shall be designed to avoid the massive scale and uniform impersonal appearances of a "big box" commercial center through facade ornamentation, building offsets, window treatments, variation in rooflines, entry treatments and upgraded building materials.
  - (a) Building facades greater than 100 feet in length, including separate buildings that are attached, shall have recesses or projections of at least four feet extending over at least 20%

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of the length of the facade. There shall be no uninterrupted length of facade which exceeds 100 feet.

- (b) Smaller retail stores with individual entrances can help to break up a long facade. Retail stores or restaurants of less than 25,000 square feet shall have glass facades between the height of three and eight feet for no less than 60% of the horizontal length of the building facade.
- (c) Each building facade, including separate buildings which are attached, exceeding 100 feet in length shall have clearly defined, highly visible customer entrances that include at least three of the following: canopies or porticos; overhangs; recesses/projections; arcades; raised cornice parapets over the door; peaked roof forms; arches; outdoor patios; display windows; architectural details such as tile work and moldings which are integrated into the building structure and design; integral planters or wing walls that incorporate landscaped areas and/or places for sitting. Weather protection features such as awnings or arcades are required to extend over and provide cover within 30 feet of all customer entrances.
- (d) Variations in rooflines shall be used to screen HVAC equipment and to provide interest and reduce the scale of large buildings. Roofs should have at least two of the following features: parapets to conceal flat roofs and equipment; overhanging eaves of at least three feet; sloping roofs with an average slope of between 3:1 and 1:1 that do not exceed the average height of the supporting walls; three or more roof slope planes. As per the definition of height of building or structure, rooftop equipment or the materials used to screen such equipment shall be included in determining the total height for the building.
- (e) Exterior building materials and colors contribute significantly to the visual impact of a building. The exterior building skin shall be composed of one dominant facing material and not more than two additional materials. The dominant material shall comprise 60% or greater of each building elevation.

[1] Dominant exterior materials may include:

- [a] Wood.
- [b] Brick.
- [c] Stone.
- [d] Concrete masonry unit (CMU). CMU allowed only as split face block or block molded with a textured surface.
- [e] Glass, warm and cool tones.
- [f] Stucco and synthetic stucco.

[2] Dominant exterior building materials may not include:

- [a] Aluminum siding.
- [b] Vinyl siding.
- [c] Smooth-faced CMU.
- [d] Tilt-up concrete panels.

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[e] Glass, highly reflective/mirrored.

(f) Dominant facade colors must be low reflectance, subtle, neutral, or earth-toned. The use of high-intensity colors, metallic colors and black is prohibited. Building trim and accents may feature brighter colors. Neon tube lighting may not be used for building trim or accent.

(2) Buffering, screening and landscaping, including tree protection and installation, as required by § 160-17 of this chapter and § 62-56.

(3) No parking is permitted within the first 50 feet from the right-of-way within the front yard setback area. The front yard setback area must be landscaped in accordance with §§ 160-17 and 62-56. **[Amended 7-13-2010 by Ord. No. 16-7-2010]**

G. Outdoor storage. The use of outdoor areas for any type of storage is permitted as a conditional use and only in accordance with the standards in Chapter 161, Zoning Modifications and Additional Requirements. The use of semitrailers, metal storage or shipping containers or temporary storage buildings for temporary storage or during a loading or unloading procedure, is permitted only in designated loading areas for no more than seven days, unless an application for approval of a zoning permit is approved. An approved permit shall be valid for no more than 30 days.