

ARTICLE 10.00

C-1, NEIGHBORHOOD SERVICE COMMERCIAL DISTRICT

Section 10.01 Statement of Intent

The intent of the Neighborhood Service Commercial District is to provide areas of the Township wherein convenience shopping and local service facilities can be optimally located so as to best serve the immediate residential neighborhoods. These districts shall be located to encourage concentration of such uses as recommended by the Township Master Plan. The purpose of these districts is to prevent excessive commercial strip developments that may deteriorate traffic operations and safety, create unattractive roadway corridors, which may eventually lead to blight. It is further the intent of this district to permit only commercial uses that are appropriate and compatible with the surrounding neighborhoods in terms of architecture, height, traffic patterns, and screening.

Section 10.02 Permitted Uses and Structures

In all C-1 Districts, no building or part thereof shall be erected, used or structurally altered, nor land or premises used in whole or in part, except for one or more of the following permitted uses or structures:

- A. Professional and medical offices.
- B. Retail establishments with goods marketed to the surrounding neighborhood including sales of bakery goods (including bakery items produced on the premises), groceries, meats, seafood, dairy products, drugs, hardware, greeting cards, furniture, clothes, flowers, books, antiques, art galleries, beer/wine sales, convenience stores (without gasoline sales) and similar retail establishments.
- C. Banks, credit unions, savings and loans and similar financial institutions with drive-through teller windows, including any automatic teller drive-through lanes. All drive-through facilities must be within the principal building or attached by a canopy.
- D. Personal service establishments which perform services on the premises including dry cleaning drop-off stations (without on-site processing), self-service laundries, dressmakers and tailors, shoe repair shops, beauty/barber shops, tailors, photographic studios and similar establishments.
- E. Restaurants, delicatessens, bagel/donut shops, ice cream/frozen yogurt parlors and similar establishments serving food or beverages. Uses that provide open front window service for walk-up patrons only may be permitted.
- F. Business services such as mailing, copying, data processing.
- G. Rental and sales of videos, compact discs, records, and similar items.
- H. Adult care centers, child care centers, preschool and day care centers provided that the outdoor recreation area shall be in the rear or side yard only. (Subject to Section 17.02.B)
- I. Public and quasi-public buildings such as township/state/county offices, court buildings, post offices, public museums, libraries and community centers.

- J. Essential services such as telephone exchange buildings and public utility offices, but not including storage yards, transformer stations, substations, or gas regulator stations, provided that the architecture is in keeping with surrounding uses, as determined by the Planning Commission. (Subject to Section 17.02.P)
- K. Vehicle wash establishments, vehicle service stations, either self-serve or full-service.
- L. Gymnasiums, reducing salons, and health clubs.
- M. Hospitals.

Section 10.03 Uses Permitted by Special Approval

- A. Automobile parts sales provided no automobile shall be worked on or stored on the premises.
- B. Personal fitness centers, aerobic studios, tanning salons.
- C. Urgent (emergency) care centers, hospitals.
- D. Bed and Breakfast facilities (Subject to Section 17.02.H)
- E. Outdoor display, sales or storage (Subject to Section 17.02.BB)
- F. Mini-warehouses (Subject to Section 17.02.Y)
- G. Uses of the same nature or class as uses listed in this district as either a Permitted Principal Use or a Special Use, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission.
- H. Domestic Centers
- I. Any service established of an office, showroom, or workshop nature (within a completely enclosed building) of a taxidermist, decorator, upholsterer, caterer, exterminator, building contractor (including carpeting, electrical, glazing, heating, painting, paper hanging, plumbing, roofing, ventilating and plastering), and similar establishments which require a retail adjunct, provided however that the office, showroom, workshop and storage area does not exceed a gross floor area of 2,500 square feet.
- J. Single-family detached dwellings and accessory buildings and uses customarily incidental to same.
- K. Establishments with open front windows drive-in or drive-through service and establishments serving alcoholic beverages shall be permitted.
- L. Funeral Homes.
- M. Multiple-family dwellings, including garden apartments, townhouses, multiplex units, condominiums and two-family dwellings.
- N. Convalescent homes, nursing homes, adult foster care facilities and similar facilities.
- O. Open-air outdoor entertainment.

Section 10.04 Permitted Accessory Uses

Accessory buildings, uses and activities customarily incidental to any of the above-named permitted uses.
(Subject to Section 5.03)

Section 10.05 Development Standards and Requirements

A. Site Plan Review

Site plan review and approval is required for all permitted uses, in accordance with Article 18.00.

B. Area, Height, Bulk, and Placement Regulations

Buildings and uses in the Neighborhood Service Commercial District are subject to the area, height, bulk, and placement requirements in Article 16.00, Schedule of Regulations.

C. Paved Access

Vehicle access drives for all development must provide hard-surfaced access to a public primary or secondary hard-surfaced road.

D. Site Connections

Site development shall provide for parking configurations arranged to allow for connections between commercial uses on adjoining lots, common driveways or other access management technique in accordance with Article 20.00

E. Other Provisions

All other applicable provisions of this Zoning Ordinance shall be complied with.