

COMMERCIAL DISTRICT

SECTION 2.5 - COMMERCIAL DISTRICTS (USES AND DIMENSION REGULATIONS)

The following uses and regulations shall apply in the Commercial District.

SECTION 2.5 A - PERMITTED USES

Any structure used for the sale of food or goods at retail or for the sale or provisions of services as follows:

1. Any use as permitted in "B" Residential Districts.
2. Antique shop.
3. Automobile sales, repair, and rental establishment.
4. Automobile washing establishment.
5. Bakery goods store.
6. Bank.
7. Bar or tavern.
8. Barber shop or beauty parlor.
9. Boat sales, repair, or storage.
10. Bowling lanes.
11. Cabin colonies.
12. Candy or confectionery store.
13. Delicatessen and meat market.
14. Dressmaking, millinery, or clothing store.
15. Drug store.
16. Dry cleaning or laundry establishment.
17. Dry goods or notions store.
18. Farm products stand.
19. Farm machine sales, service, and repair establishment.
20. Fish bait, tackle, or sporting goods store.
21. Furniture and carpeting store.
22. Funeral home or undertaking establishment.
23. Gasoline filling station and garage.
24. Gift shop.
25. Golf course and similar recreational facilities.
26. Grocery, fruit, or vegetable store.
27. Hardware and paint store.
28. Hotel or motel.
29. Insurance agency.
30. Jewelry or clock and watch store.
31. Leather goods or luggage store.
32. Lock and gunsmith shop.
33. Parking area.
34. Photographic supply store and studio.
35. Radio and TV sales and service or musical instrument store.
36. Real estate agency.
37. Restaurant (including drive-in)
38. Shoe store or shoe repair shop.
39. Theater (excluding drive-in)
40. Upholstery shop.
41. Other unlisted commercial non-industrial type establishments consistent with the character of the above by permit from the zoning administrator.

SECTION 2.5 B - PERMITTED ACCESSORY USES BY SPECIAL PERMIT AS PROVIDED UNDER SECTION 3.13

Any accessory use, which is clearly incidental to the permitted uses including the manufacture, compounding, processing, or treatment of products and clearly incidental to any service offered, and provided there is not therewith the operation of any activity or display of goods in such a manner as to be obnoxious by reason of odors, dust, smoke, light, noise, or vibration, as determined by present standards or by the Board of Appeals upon complaint of the Zoning Administrator.

SECTION 2.5 C - MINIMUM LOT SIZE

1. The land area shall be three times the area of the structure to be built thereon.
2. In platted areas lot size to be established by the Board of Appeals.

SECTION 2.5 D - MINIMUM STREET FRONTAGE - 65 feet.

SECTION 2.5 E - MINIMUM YARD DEPTHS

1. Unplatted areas:
 - Front - Fifty feet from the right-of-way line.
 - Side - Ten feet from side lot line.
 - Rear - Ten feet from rear lot line.
2. In platted areas yard depths to be established by the Board of Appeals.

SECTION 2.5 F - DIMENSIONS FOR RESIDENTIAL USE

Residential uses in Commercial District shall conform to the dimension regulations for "B" Residential Districts as provided in Section 2.3 C through G of this Ordinance.

SECTION 2.5 G - ADULT BUSINESSES

ADULT BUSINESS as used in this ordinance, shall mean any of the following:

- A. Adult bookstore or adult video store;
- B. Adult cabaret;
- C. Adult mini motion picture theater;
- D. Adult motel;
- E. Adult motion picture theater;
- F. Adult smoking or paraphernalia store;
- G. Billiard/pool hall;
- H. Escort agency;
- I. Massage parlor;
- J. Pawnshop;
- K. or Tattoo parlor.

ESTABLISHMENT OF AN ADULT BUSINESS

Means and includes any of the following:

- A. The opening or commencement of any adult business as a new business;

- B. The conversion of an existing business to any Aadult business;@
- C. The addition of any Aadult business@ to any other existing business; or
- D. The relocation of any Aadult business.@

PURPOSE

Some uses, including AAdult Businesses,@ are recognized as having a deleterious effect upon adjacent areas, causing blight, a negative effect upon other businesses, occupants and property values, and a disruption in neighborhood development, especially when these uses are concentrated in a confined area. Therefore it is considered necessary, and in the best interest of the orderly and better development of the community, to prohibit the overcrowding of such uses into a particular location, to buffer residential neighborhoods from these uses, and to prohibit any offensive signs or advertising.

STANDARDS

- A. AAdult Businesses@ shall only locate in ACommercial Districts (C-1).@
- B. No two (2) AAdult Businesses@ shall be permitted within five-hundred (500) feet of each other.
 - 1. No AAdult Business@ shall be permitted within five-hundred (500) feet of any (Township or neighboring jurisdiction) residentially zoned district, developed school property, government facility, church, or place of worship.
 - 2. No AAdult Businesses@ may have any sign outdoors, or visible from the outdoors, that depicts any Aspecified anatomical areas@ or Aspecified sexual activities@ by the use of photographs, silhouettes, drawings, or other forms of pictorial representations.
 - 3. No product for sale or gift, nor any picture or other representation of any product for sale or gift, shall be displayed at any AAdult Business@ so that it is visible by a person with normal visual acuity from the nearest adjoining roadway or adjoining property.