

ARTICLE 8 -

8.00 **Purpose**

The Local Commercial District (LC-1), Professional Business District (PB-1) and Regional Commercial District (RC-1) are created to ensure compatibility between the uses permitted both within each District and between those uses and the uses permitted within the other districts within this Resolution. More specific purposes of each District are defined below:

- (A) **LC-1 Local Commercial District:** The Local Commercial District is created to provide commercial development of permitted uses.
- (B) **PB-1 Professional Business District:** The purpose of the Professional Business District is to provide a designated district for various professions and their related offices.
- (C) **RC-1 Regional Commercial District:** The Regional Commercial District is created to provide a diversity of commercial, retail, service, entertainment, financial, office and related development of permitted uses.

The unique and changing characteristics of this type of business activity call for standards and procedures which cannot be adequately covered by any one of the customary Business District classifications. In recognition of these unique characteristics, the requirements of this District have been designed to provide for the flexible application of protective standards so that an efficient, attractive and pleasing shopping environment can be created for both the businessman and the customer. The standards and procedures set forth within the regulations for this District are also intended to promote safe and convenient access to shopping business facilities by the automobile-conveyed customer and to avoid and minimize undue traffic congestion or other adverse effects upon property within adjacent Districts. "Pursuant to Section 14.01, Site Plan Review procedures and requirements may be applicable to development activity in all Business Districts."

8.01 **Permitted and Conditionally Permitted Uses**

In the LC-1, PB-1, and RC-1 Districts, no building or land shall be used or changed in use, and no building shall be located, erected or structurally altered for any use other than those provided below. The uses listed in table below are permitted where a "P" appears in the corresponding row within the column identifying the use district. The uses listed in the table below are conditionally permitted where a "CP" appears in the corresponding row within the column identifying the use district. These conditionally permitted uses require review by the Board of Zoning Appeals as set forth in Article 16. Any blank cell in the following table indicates that the use is not permitted.

Chart 8.01

USE	LC-1	PB-1	RC-1

USE	LC-1	PB-1	RC-1
Accessory buildings incidental to the principal use, which do not include any activity conducted as a business.	P	P	P
Antique Stores	P		P
Audio-Visual Sales and Service	P	P	P
Automobile Accessory Stores	P		P
Bank	P	P	P
Banquet Facilities	P		P
Bars, Grills, Cocktail Lounges and State Liquor Stores	P		P
Bicycle Rental, Sales and Service	P		P
Billboards and Signs	P		P
Boat and Sporting Goods Stores	P		P
Bowling Alleys	P		P
Building Materials and Sales (if conducted in an enclosed building)	P		P
Cafes	P		P
Camera and Photography Store	P		P
Chiropractor Offices	P	P	P
Church and other buildings for the purpose of religious worship	P	P	P
Clinics (Medical and Dental)	P	P	P
Clothing and Apparel Store	P		P
Clubs (Swimming, YMCA, etc.) and Lodges	P	P	P
Competitive Bicycle Race Tracks	CP		
Confectionery Stores	P		P
Day-Care Centers	P		P
Department store	P		P
Discount Stores (Variety, Drugs, etc.)	P		P
Drive-In Banks	P		P
Dry Cleaning Facilities (Custom and Self-Service)	P		P
Electrical Supply Store	P		P
Emergency Medical Facilities	P		P
Exterminator Services	P		P
Farm Markets	P		P
Fast Food Facilities	P	CP	P
Flea Market	CP		CP
Floor Covering Stores	P		P
Food and Grocery Stores	P		P
Food Lockers	P		P
Fuel Marts	P		P
Funeral Homes	P		P
Furniture Cleaners	P		P
Furniture Repairing and Refinishing	P		P
Furniture Store	P		P
Garages for Motor Vehicle Service	P		CP
Garden and Nursery Centers	P		P
Gift, Novelty and Souvenir Stores	P		P
Golf Courses	P		P
Golf Driving Ranges	P		P
Governmental Buildings	P	P	P

USE	LC-1	PB-1	RC-1
Gun Sales and Accessories	P		P
Health-related Office Buildings		P	P
Hobby Shop	P		P
Household Appliance Store	P		P
Interior Decorators (Workshops)	P		P
Jewelry Store	P		P
Laundry (Custom and Self-Service)	P		P
Lawn Mower Sales and Service	P		P
Locksmiths and Repair Shops	P		P
Mini Storage Units	CP		CP
Miniature Golf Courses	CP		CP
Monument Sales (provided cutting is done in an enclosed building)	P		P
Motels and Hotels	P		P
Motor Vehicle Sales and Service	P		P
Nursing Homes		P	
Offices for public or private use		P	P
Optical Goods Store	P	P	P
Paintball Facilities	CP		
Paint, Glass and Wallpaper Store	P		P
Pet and Pet Supply Stores	P		P
Photographic Studios	P		P
Photostatting/Printing/Publishing Facilities	P	P	P
Private Gas Wells	P	P	P
Public Care Centers	P	P	P
Radio, Television or Music Store	P		P
Recreational Vehicle Sales and Service	P		P
Research and Development Laboratories		P	
Restaurants and Taverns	P		P
Satellite Dishes and Sales	P		P
Schools Public/or Private	P		P
Service Station	P		CP
Tennis/Racquet Clubs	P		P
Toy Shop	P		P
Travel Trailer/Pick-up Coach Sales and Service	P		P
Upholsterers	P		P
Veterinary Animal Hospital or Clinic with or without an associated kennel:	P		P
Wash Station - Car Wash	P		P
Wireless Telecommunications Facilities	P		P
Yard Goods Store	P		P

8.02 Yard and Dimensional Requirements

MEASURE	LC-1	PB-1	RC-1
Minimum front yard depth	Setback of sixty (60) feet from the road right-of-way line. A	Minimum Front Yard. Setback of thirty (30) feet from	Setback of sixty (60) feet. A ten (10) foot deep

MEASURE	LC-1	PB-1	RC-1
	20 foot deep unobstructed open buffer strip shall be provided next to the right-of-way and parking in this strip shall be prohibited. Lot area shall not be less than thirty-two thousand (32,000) square feet of usable land and shall have a lot width and frontage of not less than one hundred (100) feet.	the road right-of-way line, except that the setback shall be sixty (60) feet from the road right-of-way line of a State or Federal road. A ten (10) foot deep unobstructed open buffer strip shall be provided next to the right-of-way and parking in this strip shall be prohibited.	unobstructed open buffer strip shall be provided next to the right-of-way and parking in this strip shall be prohibited.
Minimum rear yard	20 feet.	30 feet.	40 feet
Minimum side yards	Twenty (20) feet, or not less than one-half (1/2) of the height of the wall most nearly parallel with the side lot line (whichever is greater). If a side yard abuts a public street, or residentially zoned land, the side yard setback is increased to 50 feet.	Twenty (20) feet, or not less than one-half (1/2) of the height of the wall most nearly parallel with the side lot line (whichever is greater). If a side yard abuts a public street, or residentially zoned land, the side yard setback is increased to 50 feet.	40 feet
Maximum building height	35 feet	35 feet	35 feet
Maximum accessory building height	15 feet	15 feet	15 feet
Maximum lot coverage	30%	35%	35%

8.03 Permitted Signs

The provisions of Article 11 shall apply in LC-1, PB-1 and RC-1

8.04 **Street Parking and Loading**

The provisions of Article 12 shall apply in LC-1, PB-1 and RC-1

8.05 **Regional Commercial District Development Standards**

The following regulations, conditions and procedures shall apply to the development of RC-1:

- (A) **Market Demand:** As part of any development review process, and/or rezoning request, the Eaton Township Zoning Commission may request a market analysis setting forth economic justifications and needs for the establishment of a center of the type and size proposed by the applicant. This analysis shall be based upon, but not limited to, such factors as the trade area of the community and travel time from various parts thereof to the proposed center site; general development trends and anticipated population changes; economic trends and disposable income characteristics; expected sales volumes of the center as indicated by the demand for certain types of retail merchandise; existing or anticipated competing commercial facilities; and other data and analyses which relate to the need for and feasible success and stability of the proposed center.
- (B) **Vehicular Access:** RC-1 Districts shall be located so that direct and adequate traffic access is supplied from principal thoroughfares and where congestion will not likely be created by the proposed center, or where congestion will be alleviated by presently projected improvements of access thoroughfares.
- (C) **Off-Site Improvements:** The developer shall be required to pay the cost of the construction and installation of improvements on streets abutting the shopping center, including any acceleration and deceleration lanes or traffic channelization devices deemed necessary to control traffic generated by the RC-1 Districts.
- (D) **Design:** The proposed plan for development of the any part of RC-1 shall demonstrate one (1) or more groups of establishments in buildings of integrated and harmonious design, together with adequate and properly arranged traffic and parking facilities and landscaping, which fit harmoniously into, and minimizing adverse effects upon, the adjoining or surrounding development.
- (E) **Lighting.** All outdoor lighting shall be accomplished in such a manner that no illumination sources are visible outside the RC-1 Districts.
- (F) **Transition Strips.** All Planned RC-1 Districts when located in or adjacent to an Agricultural District, a Residential District, or when adjacent to a school, hospital or other public institution, shall include as an integral part of the site development a strip of land two hundred (200) feet or more in width on all sides except the side fronting on a major thoroughfare. No part of such land may be used for any RC-1 functions, except that up to one hundred (100) feet of the strip width of the interior side may be used as part of the parking area. Except for the part that may be occupied by parking, space, the strip shall be occupied by plant materials or structural fences and walls, used separately or in combination. The plans and specifications for RC-1 development shall include the proposed arrangement of such plantings and structures, and such proposals shall be subject to the approval of the Zoning Commission.
- (G) **Parking Areas and Circulation.** All motor vehicle parking areas and interior circulation for motor vehicles shall be designed in accordance with the following requirements and provisions of Article 12.
- (H) **Site Plan Review.** All Planned RC-1 Developments are subject to Site Plan Review pursuant

to Article 14.