

120.220 "C-3" Commercial District, Shopping Center.

A. Description of District:

This district is designed solely to provide for integrated community or regional shopping centers. The regulations are designed to permit development of commercial properties but to protect abutting and surrounding residentially zoned properties.

B. Permitted Uses:

1. Any permitted uses in "C-1" and "C-2" Commercial District, when established as an integrated shopping center.
2. Private clubs, commercial.
3. Essential services.

C. Conditional Uses:

The following uses are permitted by right if the required regulations can be met:

1. Private Solar Energy Systems when in accordance with Section 120.470.
2. Accessory uses or buildings, when in accordance with the provisions of Section 120.410.
3. Public utility buildings and structures necessary, including gas and electric substations, for the service of the community.
 - a. There is no zoning restriction for utilities located in public streets or public rights-of-way.
 - b. Public utility activities of an industrial character such as repair and maintenance yards, storage facilities or activities which generate electronic interference are prohibited.
 - c. The use shall have frontage on a paved primary road.
 - d. The use shall have off-street parking facilities to satisfy peak parking needs.

- e. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall be no closer than 25 feet to adjacent residentially zoned properties.
- f. The use shall be enclosed by a solid wall or compact screening of suitable material as determined by the Planning Commission and shall not be less than 6 feet in height.

D. Special Exception Uses:

All Special Exception Uses are subject to the provisions noted herein as well as the requirements of Section 120.420.

- 1. Gasoline service stations.
 - a. The use shall have frontage on a secondary road or greater.
 - b. The use shall have off-street parking facilities to satisfy peak parking needs.
 - c. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 200 feet to adjacent residentially zoned properties.
 - d. Gasoline pumps or other service appliances shall be set back at least 20 feet from the property line.
- 2. Motor vehicle sales agencies, limited to passenger cars and light-duty trucks, providing for a limited amount of outdoor sales area for new or used motor vehicles:
 - a. The sales agency shall not display more than thirty (30) vehicles.
 - b. All vehicles shall be in operable condition.
 - c. No more than fifty (50) percent of the lot, parcel or building site shall be used for the principal building, accessory building, and outdoor display of vehicles.
 - d. Signs shall be erected in accordance with Section 120.320.

- e. Any exterior lighting shall be subdued in character and reduced in intensity or eliminated during non-business hours.
 - f. Appropriate screening as required by Section 120.350 of this Ordinance shall be provided.
 - g. No dismantling or mechanical work shall be performed on the premises.
 - h. All display of motor vehicles shall be set back at least ten (10) feet from the road right-of-way.
 - i. The Planning Commission shall have the right and authority to impose additional restrictions and conditions as may be necessary for the protection of the health, safety and welfare of adjoining property owners and to ensure that any noise, odors, traffic or other incidental activities incident thereto have a minimum impact upon the neighborhood in which the same is located, including but not limited to hours of operation.
3. Animal hospital and kennel.
- a. The use shall have off-street parking facilities to satisfy peak parking needs.
 - b. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 500 feet to adjacent residentially zoned properties.
4. Bar, tavern, night club.
- a. The use shall have frontage on a secondary road or greater.
 - b. The use shall have off-street parking facilities to satisfy peak parking needs.
 - c. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 500 feet to adjacent residentially zoned properties.

5. Private commercial clubs.
 - a. The use shall have frontage on a paved primary road.
 - b. The use shall have off-street parking facilities to satisfy peak parking needs.
 - c. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 50 feet to adjacent residentially zoned properties.
6. Bus or truck terminal.
 - a. The use shall have frontage on a secondary road or greater.
 - b. The use shall have off-street parking facilities to satisfy peak parking needs.
 - c. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 500 feet to adjacent residentially zoned properties.
7. Riding stable, racetrack, commercial.
 - a. The use shall have frontage on a secondary road or greater.
 - b. The use shall have off-street parking facilities to satisfy peak parking needs
 - c. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 1000 feet to adjacent residentially zoned properties.
8. Bowling alleys and commercial recreation enterprises such as dance halls, skating rinks.
9. Movie theaters, outdoors.
 - a. No such theater shall be operated on less than a ten (10) acre tract of land.
 - b. All structures and buildings thereon shall be set back not less than 150 feet from the street line.

- c. The entrances and exits thereto shall not be located on a curve or a hill or otherwise so as to create an unreasonable traffic hazard.
 - d. The setback area shall be so constructed as to allow vehicles to park thereon and be off the abutting highway while proceeding to enter or leave said theater.
 - e. The moving picture screen shall not face the abutting highway or street in any manner that would constitute a traffic hazard through the diverting of the attention of motorists from the operation of their vehicles.
10. Shooting ranges (commercial).
- a. The use shall have frontage on a secondary road or greater.
 - b. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 1000 feet to adjacent residentially zoned properties.
11. Mini-warehouse business, which may permit outdoor storage.
- a. The distance between buildings shall be not less than 30 feet.
 - b. The perimeter of the site shall be fenced with a privacy fence or chain-link or metal mesh fence with openings that do not exceed two- and-one-fourth (2¼) inches. Such fencing to be a minimum of 6 feet in height.
 - c. No storage of industrial or commercial goods or materials. Residential or office storage is permitted.
12. Any general use similar to those uses permitted in this zone classification if approved by the Township Zoning Administrator.

E. Screening:

Screening shall be provided in accordance with Section 120.350.

F. Lot, Parcel or Building Site, Yard, and Area Requirements:

Except as elsewhere specified herein, the lot, parcel or building site, yard and area requirements shall be as specified in Section 120.600.

[Ord. No. 245, eff 11/26/2017]

[Ord. No. 249, eff 01/29/2019]

[Ord. No. 265, eff 08/31/2023]