

**Sec. 46-208. Local business district (C-1).**

- (a) *Intent.* The C-1 local business district is intended to permit retail business and service uses which are needed to serve the nearby residential areas. In order to promote such business developments so far as is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, or heavy truck traffic. The intent of this district is also to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby to promote the best use of land at certain strategic locations and to avoid the continuance of encouraging multitenant "strip commercial" development along heavily traveled roads.
- (b) *Permitted uses.*
- (1) Office buildings and uses when goods or wares are not commercially created, exchanged or sold.
  - (2) Medical or dental clinics.
  - (3) Financial establishments such as banks, credit unions, savings and loan associations.
  - (4) Township buildings and uses.
  - (5) Public utility buildings and uses but not including storage yards, when operating requirements necessitate locating within the district to serve the immediate vicinity.
  - (6) Business and private schools operated within a completely enclosed building.
  - (7) Photographic studios.
  - (8) Funeral homes.
  - (9) Retail establishment for the sale of alcoholic beverages, baked goods, bicycles, books, confection drugs, flowers, groceries, hardware, hobby equipment, jewelry, music, notions, paints, periodicals, sundry small household articles, tobacco, and similar establishments.
  - (10) Personal service establishments performing services on the premises, such as barber and beauty shops; watch, radio, television, clothing and shoe repair, tailor shops, locksmith and similar establishments.
  - (11) Laundry or dry cleaning customer outlets, coin-operated laundromats, self-serve dry cleaning centers and the like. Dry cleaning or laundry plants serving more than one customer service outlet are prohibited.
  - (12) Eating and drinking establishments when food or beverage is consumed within a completely enclosed building. Establishments with a character of a drive-in or open front store are permitted.
  - (13) Private service clubs, fraternal organizations and lodge halls.
- (c) *Special uses.*
- (1) Automobile service station subject to the requirements of section 46-291.
  - (2) Arcades.
  - (3) Churches, when bordering residential districts, subject to section 46-294.
  - (4) Open air businesses, subject to section 46-299.
  - (5) Day care facilities and group day care homes subject to section 46-286.
  - (6) Vehicle sales and service facilities
- (Ord. of 3-17-2008, § 4.04(E))
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**Sec. 46-209. General business district (C-2).**

- (a) *Intent.* The C-2 general business district is intended to permit a wider range of business and entertainment activities than permitted in the local business district. The permitted uses would not only serve nearby residential area, but also customers farther away for types of business and services usually found in community shopping centers. These uses would generate larger volumes of vehicular traffic, would need more off-street parking and loading, and would require more planning to integrate such a district with adjacent residential areas. Such district reflects existing shopping concentrations, other commercial uses along major highways, and desired future centers, which are needed to serve adequately the future population of the township.
- (b) *Permitted uses.*
- (1) All permitted principal uses in the C-1 district.
  - (2) Automobile service stations subject to the requirements of section 46-291.
  - (3) Any retail business whose principal activity is the sale or rental of merchandise within a completely enclosed building. Except those regulated under section 46-299.
  - (4) Business service establishments performing services on the premises such as office machine and typewriter repair; printing.
  - (5) Any service establishment of an office, showroom, or workshop nature within a completely enclosed building of a taxidermist, decorator, upholsterer, caterer, exterminator, building contractor (including electrical, glazing, heating, painting, paper hanging, plumbing, roofing, ventilating and plastering), excluding outside storage yards and similar establishments that require a retail adjunct.
  - (6) Drive-in theaters subject to the requirements of section 46-297.
  - (7) Hotels and motels.
  - (8) Photographic film developing and processing.
  - (9) Physical culture establishment, including gymnasiums, reducing salons, masseurs and steam baths.
  - (10) Television and radio studio and towers subject to the requirements of section 46-298.
  - (11) Other uses similar to the above, subject to the following restrictions:
    - a. All goods produced on the premises shall be sold at retail on the premises where produced.
    - b. All business or servicing shall be conducted within a completely enclosed building.
  - (12) Establishments containing indoor facilities similar to and including tennis courts, handball courts, swimming pools, health clubs, ice skating and roller skating rinks and archery ranges.
- (c) *Special uses.*
- (1) Automobile carwash establishments.
  - (2) Open air business uses in conformance with section 46-299.
  - (3) Eating and drinking establishments of a drive-in or open front store character in conformance with section 46-296.
  - (4) Day care facilities and group day care homes subject to 46-286.
  - (5) Minor vehicle repair facility.
  - (6) Vehicle sales and services facilities
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