

ARTICLE 10. CN - COMMERCIAL NEIGHBORHOOD DISTRICT

PREAMBLE

The Neighborhood Commercial District is established to provide local office areas and to meet the need for day-to-day convenient shopping and services by persons residing in adjacent residential areas, and is intended to be composed of a groupings of buildings served by a convenient off-street parking area.

SECTION 1000. PERMITTED USES

- A. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, photographic, and sales organizations.
- B. Medical offices and clinics.
- C. Funeral homes.
- D. Banks, credit unions, savings and loan associations, insurance offices, real estate offices and similar uses.
- E. Public utilities offices.
- F. Generally recognized retail business which supply commodities on the premises, such as but not limited to: groceries, meats, dairy products, baked goods, drugs, dry goods, clothing, notions and hardware.
- G. Personal service establishments which perform services on the premises, such as but not limited to: repair shops (watches, radio, television, shoe and the like) tailor shops, beauty parlors, barber shops and self service laundries.
- H. Dry cleaning establishments, or pick-up stations dealing directly with the consumer.
- I. Accessory buildings and uses customarily incidental to the above permitted uses when located on the same property. (See Section 323).

SECTION 1001. GREENBELT AND SCREENING REQUIREMENTS

When a commercial use abuts a district permitting a residential use, a greenbelt shall be provided along all sides abutting the residential district in accordance with Section 300.

SECTION 1002. SPECIAL LAND USES

- A. Auto Wash (SECTION 1801).
- B. Gas and Service Station (SECTION 1808).
- C. Planned Unit Development (SECTION 1813).
- D. Group Child Care Centers (SECTION 1812).

The above special land uses shall be permitted only after proper notice has been given as required by State Law and after review and approval has been granted by the Planning Commission or Township Board. Approval by the Planning Commission shall be subject to the requirements and standards of Article 18 of this Ordinance and the submission of a site plan conforming to the requirements of Section 305 of this Ordinance.

SECTION 1003. SITE PLAN APPROVAL

A site plan shall be submitted for review and approval by the Planning Commission for any new use, addition to an existing use, structural alteration or substantial change in use. Site plan approval is required for all permitted uses and special land uses in this district. See Section 305.

SECTION 1004. DEVELOPMENT REGULATIONS

See Article 17, Schedule of District Regulations, for height, bulk, density, area, and setback requirements.