

ARTICLE 12. CC - COMMUNITY COMMERCIAL DISTRICT

PREAMBLE

The CC - Community Commercial District is established to serve the needs of a larger consumer population than is served by the Neighborhood Commercial District, and is generally characterized by an integrated or planned grouping of establishments served by a common parking area and generating large volumes of vehicular and pedestrian traffic.

SECTION 1200. PERMITTED USES

- A. Any retail business or service establishment permitted in the CN - Neighborhood Commercial District, subject to the regulations applicable in the following sections of this Article.
- B. All retail business, service establishments or processing uses as follows:
 - 1. Any retail business whose principal activity is the sale of merchandise is an enclosed building.
 - 2. Any service establishment of an office, showroom or workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer; or an establishment doing radio or home appliance repair, and similar service establishments that require a retail adjunct.
 - 3. Fraternal organizations, lodge halls and clubs.
 - 4. Indoor commercial recreation establishments such as a bowling alley, billiard hall, indoor archery range, indoor tennis court, indoor skating rink or similar establishment.
 - 5. Theaters, assembly halls, concert halls or similar places of assembly when conducted completely within enclosed buildings.
 - 6. Business schools and colleges or private schools operated for profit.
 - 7. Other uses similar to any of the above uses.
 - 8. Accessory buildings and uses customarily incident to the above permitted uses.
- C. The following open air business uses when developed in planned relationship with the CC District:
 - 1. Retail sales of plant material not grown on the site and sales of lawn furniture, playground equipment and garden supplies.
 - 2. Recreational space providing children's amusement park and other similar recreation when part of a planned shopping center. Such recreation space

shall be fenced on all sides with not less than a four (4) foot chain link type fence.

- D. Automobile service centers, when developed as part of a larger planned shopping center designed so as to integrate the automobile service center within the site plan and architecture of the total shopping center.
- E. Accessory buildings and uses customarily incidental to the above permitted uses when located on the same property. (See Section 323).

SECTION 1201. GREENBELT AND SCREENING REQUIREMENTS

When a commercial or office 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 1202. SPECIAL LAND USES

- A. Public utility buildings, telephone exchange buildings and repeater stations; transformer stations and substations; and gas regulator stations (without storage yards) when operation requirements necessitate the locating within the district order to serve the immediate vicinity. (SECTION 1815)

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 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 1203. 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 1204. DEVELOPMENT REGULATIONS

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