

ARTICLE 13. CG - GENERAL COMMERCIAL DISTRICTS

PREAMBLE

The CG General Commercial District is established to provide sites for more diversified business types which may often be incompatible with the pedestrian movement in the Neighborhood Commercial District or the Community Commercial Districts.

SECTION 1300. PERMITTED USES

- A. Any retail business or service establishment permitted in the CC District.
- B. Gas and Service stations, subject to the following:
 - 1. A minimum of one hundred fifty (150) feet of street frontage on the lot proposed for the service station shall be provided on the principal street serving the station. The lot shall contain not less than one (1) acre of lot area.
 - 2. All buildings shall be setback not less than forty (40) feet from all street right-of-way lines.
 - 3. Gasoline pumps, air and water hose stands and other appurtenances shall be set back not less than fifteen (15) feet from all street right-of-way lines.
 - 4. Curb cuts shall be no closer than twenty (20) feet to any adjoining non-residential district, no closer than seventy (70) feet to any corner of two intersecting street right-of-way lines, and no closer than twenty-five (25) feet to any abutting residential district.
 - 5. Curbs shall be constructed on all streets adjacent to the gas and service station site.
 - 6. Prohibited activities include the following: outdoor storage or parking of vehicles for more than three consecutive calendar days, vehicle body repair, undercoating, painting, tire recapping, engine rebuilding, auto dismantling, upholstery work, auto glass work and such other activities whose external physical effects could adversely extend beyond the property line.
- C. Bus passenger stations.
- D. Storage of materials or goods to be serviced or sold at retail provided such storage is within a building or is enclosed so as not to be visible to the public from a street or property.
- E. Greenhouses.

- F. Open air business uses including outdoor space for sale or rental of automobile, agricultural implements, boats, or house trailers and open air business uses such as, but not limited to, retail sales of lawn furniture, plant materials, nursery, playground equipment, and other home garden supplies subject to the following:
1. The lot or area shall be provided with an improved durable and dustless surface, and shall be graded and drained as to dispose of all surface water accumulated within the area. In the case of vehicle, trailer, boat, or similar sales, the surface must be paved.
 2. Ingress and egress to the outdoor sales area shall be at least seventy (70) feet from the intersection of any two (2) street right-of-way lines or an abutting residential district.
 3. No major repair or major refinishing shall be done on the lot; provided that auto repair garages may be permitted subject to the following:
 - a. In no case shall be building be located closer than forty (40) feet to residentially zoned land.
 - b. Outdoor storage of wrecked automobiles or junk shall be prohibited.
- G. New or used vehicle sales showrooms and service facilities.
- H. Commercial recreational uses such as golf driving ranges, miniature golf courses, par-3 golf courses, picnic area, and uses of a similar nature. Such use shall expressly not include go-kart tracks or activities of a similar nature.
- I. Hotel or motel subject to the following:
1. Vehicular ingress and egress from the site shall be directly onto a major thoroughfare.
 2. No kitchen or cooking facilities within the units are to be provided with the exception of units for the use of the manager or caretaker; except that 25% or less of the total units may have kitchenettes for the convenience of the traveling public.
 3. Each unit shall contain at least two hundred fifty (250) square feet of floor area.
 4. Units shall not be occupied as a place of permanent residence and a guest register shall be maintained by the motel.
- J. Veterinary hospitals or veterinary clinics, excluding outside kennel facilities, provided all activities are conducted within a totally enclosed main building.
- K. Mini-storage, mini-warehouse and similar facilities when completely enclosed in a building not more than one story in height. No outdoor storage of any kind shall be

permitted as part of a mini-warehouse development in the CG districts. (Amended 6-5-95)

- L. Accessory buildings and uses customarily incidental to any of the above permitted uses when located on the same property. (See Section 323).
- M. Other uses similar to the above uses, as determined by the Planning Commission following review, and findings of fact.

SECTION 1301. 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 1302. SPECIAL LAND USES

- A. Auto wash (SECTION 1801).
- B. Business in the character of a drive-in, or open front store (SECTION 1806).
- C. Planned Unit Development (SECTION 1813).
- D. Public utility buildings (without storage) (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 1303. 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 1304. DEVELOPMENT REGULATIONS

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