

CHAPTER 10 C COMMERCIAL DISTRICT

SECTION 10.01 DESCRIPTION AND PURPOSE

This District is intended to provide appropriate locations for the accommodation of uses meeting the office, personal service, retail needs, and other business needs of the residents and visitors of Big Prairie Township. Commercial facilities are intended to be of a small scale.

SECTION 10.02 PERMITTED USES

Land and/or buildings in the Commercial District may be used for the following purposes as Permitted Uses, subject to the approval of a site plan, in accordance with the requirements of Chapter 13.

- A. Office buildings for executive, administrative, professional, accounting, and other similar professional activities.
- B. Medical and dental offices and clinics.
- C. Banks, credit unions, savings and loan associations, and other similar uses, including those with drive-through facilities.
- D. Personal service establishments conducting services on the premises, including barber and dry-cleaning service outlets, beauty shops, fitness centers, travel agencies, and other similar uses.
- E. Retail stores, providing goods within a completely enclosed building.
- F. Drug stores and pharmacies, not including drive-through.
- G. Restaurants, exclusive of drive-through facilities.
- H. Private clubs, fraternal organizations, and lodge halls.
- I. Dry-cleaning and laundry establishments performing cleaning operations on the premises, including retail/service operations, but not including drive-through.
- J. Indoor recreational facilities.
- K. Commercial child care centers.
- L. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- M. Churches
- N. Accessory buildings, structures and uses customarily incidental to a Permitted Use or Special Land Use meeting the requirements of Section 3.09.

SECTION 10.03 SPECIAL LAND USES

Land and/or buildings in the C District may be used for the following subject to approval by the Planning Commission as a Special Land Use in accordance with the procedures of Chapter 14.

- A. Funeral homes and mortuary establishments.
- B. Hotels and motels.
- C. Theaters or similar places of public assembly.
- D. Restaurants with drive-through facilities.
- E. Vehicle service stations, excluding body shops.
- F. Vehicle wash establishments, either self-serve or automatic.
- G. Open air businesses.
- H. Veterinary hospitals and animal clinics.
- I. Bowling alleys.
- J. Drug stores and pharmacies with drive-through.
- K. Dry-cleaning and laundry establishments performing cleaning operations on the premises, including retail/service operations with drive-through.
- L. Commercial storage warehouses.
- M. Marinas.
- N. Restaurants with micro-breweries.

SECTION 10.04 SITE DEVELOPMENT REQUIREMENTS

- A. The outdoor storage of goods or materials shall be prohibited in the required front yard. Goods or materials stored in the side or rear yard shall be fully screened from the view from the street and from abutting properties.
- B. All commercial sites shall be developed in a fashion which promotes pedestrian safety, proper vehicular access, limited curb cuts to the public highway system, and due consideration to the rural residential character of Big Prairie Township.

SECTION 10.05 SCHEDULE OF DISTRICT REGULATIONS

No building, structure, or use of land, nor the enlargement of any building, structure, or use of land, shall hereafter occur unless the following requirements are met and maintained in connection with such building, structure, use, or enlargement. (Refer to Chapter 14 for additional requirements for Special Land Uses.)

C DISTRICT REGULATIONS		
FRONT YARD		50 feet
SIDE YARD	Side abutting Residential Districts or residential uses	35 feet or 20 feet if a buffer, screen or wall of five (5) feet in height separates the uses.
	Side abutting other Districts	20 feet
REAR YARD		20 feet
LOT COVERAGE		50%
BUILDING HEIGHT		Maximum 2 ½ stories, not to exceed 30 feet
MINIMUM LOT AREA		½ acre
MINIMUM LOT WIDTH		100 feet