

ARTICLE 17.00. C-3, REGIONAL COMMERCIAL DISTRICT¹

17.01. Statement of intent.

The intent of the regional commercial district is to provide locations for development of businesses which cater primarily to the comparison shopping needs of residents of the whole township and surrounding communities. Businesses in the C-3 district typically provide goods or services that are needed on an intermittent basis. In addition, certain types of convenience-type commercial uses are permitted in combination with the predominant comparison uses in planned shopping center developments, where a combination of such uses is considered appropriate based on the desired economic function and quality and range of businesses in the C-3 district. Planned development may be permitted as a means to achieve the basic intent of this district, in accordance with guidelines in section 27.04.

Regional commercial district uses typically generate large volumes of traffic, much of which is from outside the community. In accordance with the intent of this district, regional commercial uses and sites should be:

- Located away from sensitive residential areas,
- Served by a major thoroughfare as identified in the Wayne County thoroughfare plan which provides access to an interstate thoroughfare within close proximity.

17.02. Permitted uses and structures.

A. *Principal uses and structures.* In all areas zoned C-3, regional commercial district, no building or part of a building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or part, except for one or more of the following principal permitted uses:

1. All principal uses permitted in the C-2 district and planned shopping centers of less than 200,000 square feet of gross floor area. Planned shopping centers shall be subject to the requirements of section 6.06.
2. All principal uses permitted in the O-1, office district, as set forth in section 20.02, subsection A.
3. Offices, showrooms, or workshop of a plumber, electrician, building contractor, upholsterer, caterer, exterminator, decorator or similar trade, subject to the following conditions:
 - All services performed on the premises, including fabrication, repair, cleaning or other processing of goods, shall be sold at retail on the premises where produced.
 - The ground floor premises facing upon and visible from any abutting street shall be used only for entrances, offices, sales, or display.
 - There shall be no outside storage of materials or goods of any kind.
4. Standard restaurants, bars, and lounges.
5. a. Dancehalls, assembly halls, and similar places of assembly.

¹Cross reference(s)—Businesses, ch. 18.

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- b. Religious institutions, subject to the provisions of section 6.02, subsection U.
 6. Financial institutions, including banks, credit unions, and savings and loan associations.
 7. Business schools and colleges, or vocational training centers, such as trade schools, dance schools, music and voice schools, and art studios.
 8. Hospitals, subject to the provisions in section 6.02, subsection L.
 9. Funeral homes, when adequate assembly area is provided off-street for vehicles to be used on funeral processions. A caretaker's residence may be provided within the main building of the funeral home, subject to the provisions in section 2.04.
 10. Private recreation uses, both indoor and outdoor, such as archery courts, bowling alleys, billiard halls, golf driving ranges, gymnasium or court sports facilities, miniature golf, tennis clubs, and similar recreation uses, subject to the provisions in section 6.02, subsection R, where appropriate.
 11. Uses and structures accessory to the above, subject to the provisions in section 2.03.
 12. Smoking lounge, per the requirements of chapter 18, Business Regulations.
- B. *Special land uses.* The following uses may be permitted by the township board, subject to the conditions specified for each use; review and approval of the site plan and application by the planning commission and township board; the imposition of special conditions which, in the opinion of the planning commission or township board, are necessary to fulfill the purposes of this ordinance; and, the provisions set forth in section 27.03.
1. Planned shopping centers, which are characterized as regional in nature with more than 200,000 square feet of gross floor area, subject to the site plan review submission requirements, section 6.02, subsection T and section 6.06. Planned shopping centers may contain any principal or special land use permitted in the C-3 district and any principal use permitted in the C-2 district.
 2. Garden centers, subject to the provisions of section 6.02, subsection Q.
 3. Automobile wash establishments, subject to the provisions in section 6.02, subsection D.
 4. New and used automobile sales and rental, including customary and incidental uses, subject to the provisions in section 6.02, subsection Q.
 5. Home improvement centers, subject to the provisions in section 6.02, subsection Q.5 relative to display and sale of plant materials and/or outdoor storage for garden centers.
 6. Adult book or supply stores, adult motion picture theaters, adult live stage performing theaters, adult outdoor motion picture theaters, and group "A" cabarets, subject to the provisions in section 6.02, subsection A.
 7. Coin-operated amusement device establishments.
 8. Fast food restaurants, subject to the following:
 - The site shall have a minimum of 125 feet of frontage.
 - Coordinated access with adjoining sites or the use of secondary access drives in accordance with section 2.10 is required.
 - Accessory uses and facilities, including but not limited to interior or exterior playgrounds, shall be architecturally integrated with the primary structure and the height and bulk of said use or facility shall be dimensionally in proportion to the primary structure.
 9. Motels and motel courts, subject to the provisions in section 6.02, subsection N.

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10. Hotels.
 11. Theaters, subject to the provisions in section 6.02, subsection O.
 12. a. Canine training facility with no outdoor runs.
 - b. Pet day care facility with no outdoor runs.
 - c. Indoor pet boarding facility.
 13. a. Automobile filling stations (limited to redevelopment of existing stations or stations which are accessory to primary retail uses or individual tenants within a shopping center, having a gross floor area over 50,000 square feet), subject to the provisions in Section 6.02.C.
 - b. Automobile service stations, subject to the provisions in section 6.02, subsection C.
 14. Municipal buildings and uses not requiring outside storage of materials or vehicles.
 15. Essential services, subject to the provisions in section 2.16, subsection A.
 16. Warehouse retail outlet, subject to the provisions in section 6.02, subsection Y.
 17. Indoor hot tub rentals conducted on the site of the rental establishment.
 18. Superstores, subject to the provisions of section 6.02, [subsection] X1.
 19. Building material sales establishments having outdoor garden centers and/or outdoor storage or storage in open or partially open structures, subject to the provisions in section 6.02 Q.5 for garden centers and section 6.02 Q.7.

(Ord. of 9-19-2002; Ord. of 1-23-2003; Ord. of 9-4-2003; Ord. of 5-25-2004; Ord. of 8-23-2005; Res. of 6-12-2008; Amend. of 2-22-2011; Zoning Ord. Amd. 2011-2, 6-28-2011; Ord. of 2-10-2015, § 1; Ord. of 7-11-2017(1), § 1)

17.03. Development standards.

- A. *Required conditions.* Except as otherwise noted for specific uses, buildings and uses in the regional commercial district shall comply with the following required conditions:
 1. All business establishments shall be retail or service establishments dealing directly with customers. All goods produced and services performed on the premises shall be sold at retail on the premises where produced.
 2. All business, servicing, or processing, except off-street parking and loading, shall be conducted within a completely enclosed building, unless otherwise specifically permitted.
 3. There shall be no outside storage of any goods, inventory, or equipment.
- B. *Site plan review.* Site plan review and approval is required for all uses in the regional commercial district in accordance with section 27.02.
- C. *Area, height, bulk, and placement requirements.* Buildings and uses in the regional commercial district are subject to the area, height, bulk, and placement requirements in article 26.00, Schedule of Regulations.
- D. *Planned development.* Planned development may be permitted in the regional commercial district, subject to the standards and approval requirements set forth in section 27.04.
- E. *General development standards.* Buildings and uses in the regional commercial district shall be subject to all applicable standards and requirements set forth in this ordinance, as specified below and more generally in section 8.06.

Article	Topic
Article 2.00	General Provisions
Article 4.00	Off-Street Parking and Loading
Article 5.00	Landscaping, Screening and Walls
Article 6.00	Site Development Standards
Article 26.00	Schedule of Regulations