

Article 11
GSC General Commercial District

Section 11.01 - Purpose

This district has the intent of providing areas wherein retail trade and service outlets can be located which are convenient to the residents of several neighborhoods and the owners, employees, guests, and customers of office, other commercial, industrial, and agricultural uses and activities in the Township and adjacent municipalities.

Section 11.02 - Permitted Principal Uses

All NSC uses
Auto parts stores
Automobile service stations
Bowling Alleys, pool halls, and mechanical amusement centers
Building material stores
Car washes
Commercial garages
Commercial, private, or business schools
Drive-in businesses
Drive-in restaurants
Farm implement stores
Fast food restaurants
Funeral homes
Garden stores
General retail
Golf Driving ranges
Grocery
Indoor kennels
Miniature golf courses
Mini-warehousing
Motels and hotels
New and used automobiles
New and used boats
New and used campers, recreational vehicles, and trailers
New and used mobile homes
New and used motorcycles
Printing and publishing establishments
Public service and utility installations
Second-hand stores with no outside storage
Service and repair shops
Taverns serving food
Temporary buildings
Temporary and transient amusement enterprises
Theaters, indoor and outdoor
Veterinary clinics
Veterinary hospitals
Warehouses

Section 11.03 - Permitted Principal Special Uses with Conditions

Planned Shopping Centers in accordance with the provisions of Article 13, "Special Uses" for a collective grouping of two ~~(2)~~ or more of the principal uses permitted in this district.

Section 11.04 - Permitted Accessory Uses

- A. Normal accessory uses to all "Permitted Principal Uses".
- B. Normal accessory uses to all "Permitted Principal Special Uses".
- C. Customary home occupations in existing single family homes, as conditioned by Section 16.21.

Section 11.05 - Dimensional Requirements, Except as Otherwise Specified in this Ordinance

- A. **Lot Area:** minimum of one ~~(1)~~ acre per principal uses, except where a lot or parcel is served by a public or common water system and public wastewater sewer and treatment system, in which uses the lot or parcel may have a minimum area of 10,000 square feet per principal use. Planned Shopping Centers shall meet the requirements of Article 13, "Special Uses" for a collective grouping of two ~~(2)~~ or more of the uses permitted in this district.
- B. **Lot Width:** minimum of 150 feet at building set back line, when on-site well water supply and septic tank wastewater disposal systems are used, or a minimum of 80 feet at building setback line, when public or common water supply and wastewater sewerage and treatment systems are directly accessible to the lot or parcel.
- C. **Lot Coverage:** maximum of 25% for all principle and accessory buildings.
- D. **Yard and Setback Requirements:**
 - 1. **Front Yard:** minimum of fifty ~~(50)~~ feet from all road or highway right-of-way lines.
 - 2. **Side Yards:** minimum of ten ~~(10)~~ feet for one ~~(1)~~ side yard, but a minimum total of twenty five ~~(25)~~ feet for both side yards.
 - 3. **Rear Yard:** minimum of fifty ~~(50)~~ feet.
- E. **Height Limitations:** maximum of thirty five ~~(35)~~ feet, except that a detached accessory structure shall not exceed twenty ~~(20)~~ feet.
- F. **Locational Requirements:**
 - 1. The site shall have at least one ~~(1)~~ property line abutting a major road or highway arterial upon which it fronts and from which it has its most direct vehicular access.
 - 2. All vehicular ingress and egress shall be from an acceleration and deceleration lane to a frontage access road located parallel and adjacent to the major road or highway arterial upon which it fronts and has its most direct vehicular access.
 - 3. The outdoor storage of goods, materials, trash, or garbage is not permitted, except as provided in Section 16.23.