

CHAPTER XII
"C-2" COMMERCIAL

(Ord. No. 79-14; 10/16/79)
(Ord. No. 91-2; 2/28/91)
(Ord. No. 95-9; 11/2/95)
(Ord. No. 95-6; 07/27/95)
(Ord. No. 04-03; 5/7/04)
(Ord. No. 05-01; 10/07/05)

(Ord. No. 11-03; 6/20/11)
(Ord. No. 14-04; 10/20/14)
(Ord. No. 20-01; 10/19/20)
(Ord. No. 21-03; 6/21/21)
(Ord. No. 23-08; 12/18/23)
(Ord. No. 24-03; 2/20/24)

SECTION 12.01 DESCRIPTION AND PURPOSE

The Commercial "C-2" District is primarily intended to provide for an orderly and concentrated development of business along select areas of M-37 and other principal and minor arterial streets designated in the Township Master Plan in order to serve the needs of the motoring public and local residents. (Ord. No. 14-04; 10/20/14)

SECTION 12.02 PERMITTED USES

(Ord. No. 21-03; 6/21/21)

Land and/or buildings in this district may be used for the following uses only:

- (a) Any use permitted in the "C-1" District.
- (b) Indoor commercial recreation facilities such as bowling alleys, indoor theaters, skating rinks, racquet clubs, miniature golf, or similar uses. (Ord. No. 21-03; 6/21/21)
- (d) Mortuaries or funeral homes.
- (e) Motels and hotels.
- (f) Retail building supply sales.
- (g) Short-term open air businesses in accordance with Alpine Charter Township Ordinance 90-1.
- (h) Retail nurseries and garden centers.
- (i) Printing, lithography, publishing, and photostating establishments.
- (j) Business or professional college, or trade or vocation school.
- (k) Laboratory, medical or dental.

- (l) (Reserved) (Ord. No. 24-03; 2/20/24).
- (m) Radio and television studios.
- (n) Electronic data processing centers.
- (o) Any use similar to the above uses as determined by the Zoning Administrator.

SECTION 12.03 SPECIAL USES

The following uses may be permitted as a special land use when approval is obtained from the Planning Commission. Such uses are subject to the provisions of Chapter XXI herein.

- (a) Special uses as permitted in the C-1 zone.
- (b) Establishments which have a drive-up window.
- (c) Open air businesses including but not limited to: the sale of motor vehicles, farm implement equipment sales and service, motor homes, mobile or modular homes, rental vehicles, and similar uses. The use specifically excludes outdoor storage of recreational vehicles, trailers, campers, boats and similar items. (Ord. No. 05-01; 10/07/05) (Ord. No. 24-03; 2/20/24)
- (d) Contractor equipment yards provided all equipment is stored indoors or otherwise screened from view of surrounding properties and roadways.
- (e) Veterinary clinics and commercial kennels.
- (f) Vehicle repair or body shops provided all work is performed within an enclosed building and storage of vehicles is within a completely screened area.
- (g) Automatic and self-serve vehicle wash facilities.
- (h) Outdoor commercial recreation facilities such as outdoor movie theaters, miniature golf, or similar uses. (Ord. No. 21-03; 6/21/21)
- (i) The assembly or manufacturing of a finished product from raw materials or finished parts, provided such use is clearly accessory to the principal permitted use. Such use may be permitted subject to the following conditions:

- (1) The storage and display of the finished product or the parts used to produce the finished product shall be kept within a completely enclosed building.
 - (2) The area devoted to assembly, manufacturing, and/or storage of the raw materials shall not occupy more than twenty-five (25) percent of the total gross floor area of the building(s) on the site.
 - (3) The emission of obnoxious odors, noise, dust, fumes, or vibrations of any kind which are contrary to the public health, safety, and general welfare shall not be permitted.
 - (4) No gas shall be emitted which is damaging to the public health, safety, and general welfare.
 - (5) Glare and heat from arc welding, acetylene torch cutting, or similar processes shall not have an adverse effect on adjoining property.
 - (6) The storage and handling of flammable liquids, liquefied petroleum gases, and explosives shall comply with State rules and regulations.
- (j) Sexually Oriented Businesses per Section 21.10. (Ord. 11-03; 6/20/11)
- (k) Municipal service buildings such as maintenance garages, public works buildings, and similar uses. Any outdoor storage or parking of large vehicles, equipment or materials shall be located or screened so as not to be visible from nearby properties. (Ord. No. 95-9; 11/2/95)
- (l) Public or private clubs and lodges, churches and places of worship, or similar places of assembly. (Ord. No. 21-03; 6/21/21)

SECTION 12.04 DISTRICT REGULATIONS

- (a) All business, service, or processing shall be conducted wholly within a completely enclosed building, except for automobile parking and/or off-street loading and limited outdoor display of merchandise.
- (b) FRONT YARD - All principal and accessory buildings constructed in this district shall have a setback from the street right-of-way of not less than seventy-five (75) feet. Where any existing adjacent commercial structures are closer than seventy-five (75) feet to the right-of-way, a setback equal to the average of seventy-five (75) feet and all commercial buildings within four hundred (400) feet on each side of the proposed building or between adjacent side streets, whichever is the lesser, will be allowed. In no case shall a front yard of less than fifty (50) feet be permitted.

For a corner lot, through lot, or triple frontage lot, the setback along the principal street shall be the same as required for an interior lot while the setback along the secondary street and tertiary street shall be a minimum of thirty-five (35) feet. The Zoning Administrator shall determine which is the principal street and which is the secondary street. Generally, the principal street will have a greater volume of traffic than the secondary street. (Ord. No. 21-03; 6/21/21)(Ord. No. 23-08; 12/18/23)

- (c) SIDE YARD - There shall be a side yard of at least fifteen (15) feet on each side of all buildings. Where a "C-2" Commercial Zone abuts a residential zone on the side, a side yard of at least twenty-five (25) feet must be maintained. (Ord. 20-01; 10/19/20)
- (d) REAR YARD - There shall be a rear yard of at least twenty-five (25) feet except that where a commercial zone abuts a residential zone in the rear a minimum of fifty (50) feet must be maintained.
- (e) LOT WIDTH - Each lot or parcel shall have a minimum width of one hundred fifty (150) feet.
- (f) GREENBELT - A greenbelt, as determined by the Alpine Township Landscape Guidelines, shall be erected and maintained on the side and rear of any commercial premises where the same abuts a residential or rural agricultural zone, and such greenbelts shall also be required where commercial premises and uses abut existing nonconforming residential uses.
- (g) SIDEWALKS – Sidewalks and walkways shall be installed consistent with Section 2.45. (Ord. 04-03; 5/7/04)
- (h) STRUCTURE FACADE – Structure facades shall be designed consistent with Section 2.44. (Ord. 04-03; 5/7/04)
- (i) FLAG POLES - As permitted by Section 11.04 (i)

SECTION 12.05 OFF-STREET PARKING. Off-street parking facilities must be provided for all uses in this district in accordance with the requirements of Chapter XIX.

SECTION 12.06 HEIGHT REGULATIONS. No building shall exceed thirty (30) feet or two stories in height, whichever is lesser.

SECTION 12.07 RESERVED. (Ord. 11-03; 6/20/11)

SECTION 12.08 SITE PLAN REVIEW. A site plan shall be required for all uses permitted in this zoning district according to the requirements of Chapter XVIII herein.