

Chapter 12 C-1 (Neighborhood Commercial Service) District

Section 12.01 Purpose

This District is intended to provide areas for the establishment of retail sales and personal service uses, catering to the general public, as well as the residents of Markey Township. The uses in the District will remain small in scale to be well integrated into a rural setting, and possess appropriate traffic safety components which will limit potential negative impacts resulting from adjacent non-residential uses. Development in this district should not be of such a scale as to overwhelm the rural-resort characteristic of the Township.

Section 12.02 Permitted Uses

No land or buildings in the C-1 District shall be used, erected, altered, or converted, in whole or in part, except for the following purposes by right:

- A. Retail sales uses conducted entirely within an enclosed building not exceeding five thousand (5,000) square feet, and where no assembly, treatment, or manufacturing takes place on site.
- B. Office buildings.
- C. Banks, credit unions, and other financial institutions with no drive-through facilities.
- D. Restaurants with no drive-through facilities.
- E. Personal service uses including but not limited to, barber shops and beauty salons, shoe repair, electronics repair, or dry cleaning and laundry service.
- F. Indoor recreational and entertainment facilities, including but not limited to, theaters, bowling lanes, billiard parlors, taverns, and skating rinks.
- G. Essential public services.
- H. Single family dwellings.

Section 12.03 Special Land Uses

No land or buildings in the C-1 District may be used, erected, altered, or converted except for the following purposes when approved in accordance with the requirements of Chapter 16:

- A. Hotels and motels.
- B. Places of assembly, including but not limited to, dance pavilions, auditoriums, and private clubs.
- C. Commercial schools including, but not limited to, dance, music, trade, and martial arts.
- D. Health and physical fitness clubs.
- E. Vehicle service establishments.
- F. Gasoline stations.
- G. Vehicles sales areas.
- H. Vehicle wash establishments.
- I. Lumber yards and building material sales areas.

- J. Nursing or convalescent homes.
- K. Funeral homes and mortuaries.
- L. Veterinary hospitals and clinics.
- M. Commercial outdoor recreation facility.
- N. Wireless communication towers and radio and television broadcast towers.
- O. Planned unit developments.
- P. Municipal buildings.
- Q. Drive-through facilities for uses including, but not limited to, restaurants, banks and other financial institutions, and personal service establishments like dry-cleaning pick-up stations and pharmacies.
- R. Self-serve Laundromats.
- S. Billboards.
- T. Storage buildings for residential and commercial
- U. Commercial Storage (mini-storage units.)
- V. Storage building / yards for contractors equipment.
- W. Adult foster care group homes
- X. Bed and breakfast establishments
- Y. Churches
- Z. Community centers
- AA. Golf courses and country clubs
- BB. Greenhouses and nurseries
- CC. Group day care homes
- DD. Medical offices
- EE. Multiple family dwellings
- FF. Public or private schools
- GG. Public parks and recreation areas
- HH. Rental shops for equipment, tools, cars, trailers, trucks and recreational products
- II. Retail sales accessory to a permitted use
- JJ. Roadside stands
- KK. Research and development facilities
- LL. Office buildings for executive administrative, professional, accounting, drafting, and other similar professional activities

Section 12.04 Site Development Requirements

All Permitted Uses and Special Uses are subject to the following Site Development Requirements:

- A. General Provisions outlined in Chapter 3.
- B. Site Plan Review as may be required in accordance with Section 15.01.
- C. Off-Street Parking as may required in accordance with Section 15.02.
- D. Signs are permitted in accordance with the requirements of Section 15.03.
- E. All uses shall be served by public sewer and water.
- F. Lot dimension, setbacks, height, and lot coverage requirements for all buildings, shall be met as noted on the following chart, unless otherwise indicated, and as outlined in Schedule of District Regulations, Chapter 14.

- G. For lots that are determined to be non conforming lots because the minimum lot size and/or width, present standards can't be met, the site development requirements outlined in chart 14.01b will apply.

C-1 (Neighborhood Commercial Service) District	
Minimum Lot Size	30,000 square feet
Minimum Lot Width	100 feet
Front Yard Setback - refer to Sec. 15.02, A, 1	75 feet
Side Yard Setback - refer to Sec. 3.10	20 feet
Rear Yard Setback - refer to Sec. 3.10	50 feet
Maximum Height (Main building)	35 feet
Maximum Height (Accessory building)	28 feet at the peak, and 14-foot sidewalls as measured from the finish floor to the top plate.
Maximum Lot Coverage	25 %
Corner Lot Setback	35 feet from Secondary Street
Minimum square footage of first floor on dwelling	720 sq.ft.