

Chapter 8

COMMERCIAL DISTRICTS

SECTION 8.1 PURPOSE

The Commercial Districts provide opportunity for a wide variety of businesses and service uses oriented to local and regional markets. It is the intent of the Commercial Districts to encourage the concentration of compatible business uses to the mutual advantage of consumers and merchants while avoiding marginal strip development along the Township's heavily-traveled roads. Business uses having the potential to create offensive and loud noise, glare, heavy truck traffic comparable to industrial uses or other such impacts shall be highly regulated or, if determined to be excessively offensive, prohibited.

SECTION 8.2 COMMERCIAL ZONING DISTRICTS

In fostering the above purpose, and in recognition of the differing geographic and economically diverse zones within which commercial development is found, the Commercial Districts have been divided into four sub-classifications. These classifications are consistent with the Township Master Plan.

- A. **Office Service Commercial-1 (OSC-1)** – The OSC-1 District encompasses a portion of the business area located on or near M-57 west of the City of Greenville. Due to its proximity to Greenville, combined with M-57 traffic volumes and nearby housing development, the OSC-1 District is anticipated to experience significant demand for future commercial use. The OSC-1 District is designed to accommodate large parcel development with particular emphasis on the use of the planned unit development technique pursuant to site design.
- B. **Office Service Commercial-2 (OSC-2)** – The OSC-2 District encompasses a portion of the business area located on or near M-57 west of the City of Greenville. The OSC-2 District lies adjacent to the OSC-1 District, however, unlike the OSC-1 District, this District is designed to accommodate large parcel development with particular emphasis on the sale of automobiles, light trucks and recreational vehicles. These uses presently exist along the M-57 corridor and are likely to continue into the future.
- C. **General Commercial (GC)** – The GC District focuses on the commercial area lying along M-91 north of the City of Greenville's downtown. The GC District experiences high levels of both local and regional traffic. Due to historic development patterns and proximity to the City's downtown, the GC District supports a wide range of business opportunities.

D. **Rural Commercial (RC)** – The RC District is found along select sectors of M-91 south of the City of Greenville. The RC District experiences moderate levels of local and regional traffic. The range of uses provided for within the RC District is limited due to such factors as the distance from high population concentrations, lack of public utilities, nearby presence of large quantities of non-developed public land and the rural character of the surrounding area.

SECTION 8.3 PERMITTED AND SPECIAL LAND USES

Principal permitted land uses and special land uses for the Commercial Districts are listed in the following table. A use classified as a Principal Permitted Use is designated by the letter “P” while a Special Land Use is designated by the letter “S”. The lack of a classification (e.g. notation) indicates that the use is not permitted within the District.

Commercial Districts

Principal Permitted Uses (P) and Special Land Uses (S)

(Lack of “P” or “S” indicates that use is not permitted)

USE		OSC-1	OSC-2	GC	RC
GROCERY, FOOD STUFFS, PHARMACIES AND RELATED USES					
1	Grocery store and food market	S	S	P	
2	Convenience store selling foods without gasoline sales			P	S
3	Convenience store selling food with gasoline sales			S	
4	Specialty food store, meat market, health food store	S	S	P	P
5	Bulk food sales (retail)	S	S	P	
6	Bakery and donut shop (retail)	S	S	P	
7	Pharmacy without drive-through service	S	S	P	
8	Pharmacy with drive-through service			S	
9	Medical supplies	S	S	P	
10	Liquor sales in conjunction with and accessory to a permitted or special use	S	S	S	S
AUTOMOTIVE, MOBILE HOME AND R.V. SALES AND SERVICE					
11	Automobile sales and service – new and used		P	P	P
12	Light truck sales and service – new and used		P	P	P
13	Mobile/modular home sales and service		P	S	
14	Recreational vehicle sales and service		P	S	S
15	Gasoline sales with or without convenience goods		S	S	
16	Automobile service stations with minor body and engine work (oil change, lube, fan replacement, etc.)			S	S
17	Automobile service stations with collision work, engine overhaul, transmission work, undercoating, etc.			S	S
18	Collision repair (body shop)			S	S
19	Car wash, automatic or manual (free-standing operation)		S	S	S
20	Quick oil change (free-standing operation)		S	S	
21	Automobile and light truck parts sales (not including salvage yards)		P	P	
22	Marine supplies, including watercraft sales and service		P	P	

USE		OSC-1	OSC-2	GC	RC
OFFICES					
23	Executive, professional and administrative office	P	P	P	P
24	Medical office, out-patient clinic, chiropractic clinic, emergency med center	S	S	P	P
25	Veterinary office not including outdoor kennel, run or exercise facility			S	S
26	Veterinary office including outdoor kennel, run or exercise facility				S
27	Municipal office and facility, not including penal institution, halfway house, work release facility or facilities of a similar character	S	S	P	P
28	Bank, credit union, savings and loan, mortgage, stock brokerage, including facilities with or without drive-through service	S	S	P	
29	Radio, television and communication office not including communication towers in excess of 100 feet			P	S
RESTAURANTS, LOUNGES, BARS AND PUBS					
30	Restaurant, cafe, ice cream shop, retail bakery without drive-through service	P	P	P	S
31	Restaurant, cafe, ice cream shop, retail bakery with drive-through service			S	
32	Bar, lounge and pub not including adult entertainment			P	S
GENERAL AND SPECIALTY RETAIL AND PERSONAL SERVICES					
33	Sporting goods not including recreational vehicle sales/service			P	
34	Bait shop			P	
35	New retail merchandise sales conducted entirely within an enclosed building and limited to new merchandise	S	S	P	S
36	Used retail merchandise sales conducted entirely within an enclosed building (e.g. antiques, used, second-hand, surplus or factory seconds)	S	S	S	P
37	Shopping center with multiple stores, detached or attached	S	S	S	
38	Service of small appliances, computers, office equipment	S	S	S	
39	Printing/mailling service, not including commercial delivery service maintaining a fleet (in excess of three vehicles) of trucks, vans or cars			P	
40	Hair salon, nail care salon, beauty and barber shop, health and fitness salon and spa, photographic studio, travel agency, locksmith and personal services of a similar character	P	P	P	P
41	Tattoo parlor and body piercing			S	
42	Massage clinic, massage services			S	
43	Laundromat and dry cleaning (non-industrial) outlet			S	
44	Funeral home	P	P	S	
45	Lumber and building supply with or without outdoor display			S	
46	Lawn and garden sales and service			P	P
47	Florist without greenhouse	P	P	P	
48	Florist with greenhouse	S	S	S	
49	Books, magazine and video sales and rental (except as noted) not including adult entertainment material. Video rental not permitted in OSC-1 and OSC-2.	S	S	P	

USE		OSC-1	OSC-2	GC	RC
RECREATION, LEISURE, HOTELS AND MOTELS					
50	Bowling alley, with or without sale of food			P	
51	Bowling alley with sale of alcoholic beverages			S	
52	Miniature golf			S	
53	Indoor movie theater, not including adult entertainment			S	
54	Lodge hall, social club, fraternal organization and other similar uses not involving residential occupancy or adult entertainment			S	S
55	Public park and playground				S
56	Hotel	S	S	S	
57	Motel	S	S	S	
MISCELLANEOUS					
58	Public utility building and uses, not including storage yard	S	S	S	S
59	Planned unit development	S	S	S	S
60	Open air business (unless specifically exempted)			S	S
61	Outside storage business on minimum 5-acre parcel			S	S
62	Small animal grooming of common household pets (e.g. dogs and cats) not to include kennel, run or exercise facility.			P	P
	a) Doggie Day Care Facilities			S	
63	Commercial Farm market	S	S		P
64	Residential unit or sleeping quarters accessory to the operation of a funeral home, church or synagogue or emergency services operation	S	S	S	S
65	Small equipment rental and repair			P	P
66	Commercial child care center			S	
67	Public and private school and college	S	S		
68	Rental hall – see definition	S	S	P	P
69	Church and synagogue	S	S	S	S
70	Non-industrial mini-storage facility	S	S	P	P
71	Warehousing, light processing, repackaging and distribution facility			S	S
72	Gymnasiums, Physical Fitness Centers, and related fitness clubs and organizations.			S	P
73	Small Wind Energy System (SWES)	P	P	P	P
74	Large Wind Energy System (LWES)	S	S	S	S

SECTION 8.4 ACCERSSORY USES

Accessory uses customarily and historically incidental to a principal permitted use or special land use are permitted in each of the Commercial Districts. Said accessory uses shall only be permitted in conjunction with an approved permitted or special use.

SECTION 8.5 SITE DEVELOPMENT REQUIREMENTS

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

- A. Site Plan Review is required in accordance with the site plan review standards of this Ordinance.
- B. Special Land Use Review is required in accordance with the special land use standards of this Ordinance.
- C. Landscaping and screening are required in accordance with the landscaping and screening standards of this Ordinance.
- D. Parking is required in accordance with the parking standards of this Ordinance.
- E. Signs are permitted in accordance with the sign standards of this Ordinance.
- F. Setbacks, height, area and lot dimensions are required as noted below in the Schedule of Commercial District Standards unless greater setbacks are required by other applicable provisions of this Ordinance.

Schedule of Commercial District Standards – Eureka Charter Township

COMMERCIAL DISTRICT REGULATIONS (Refer also to "Notes")				
DIMENSIONAL STANDARD	OSC-1 [M-57 WEST]	OSC-2 [M-57 WEST]	GC [M-91 NORTH]	RC [M-91 SOUTH]
Minimum lot size	2 acres	2 acres	18,000 sq. ft.	1 acre
Minimum lot frontage	300 feet	300 feet	100 feet	200 feet
Maximum height	35 feet	35 feet	35 feet	35 feet
Minimum front setback	75 feet	75 feet	50 feet	50 feet
Minimum side setbacks per side	25 feet	25 feet	10 feet	15 feet
Minimum rear setback	25 feet	25 feet	20 feet	20 feet
Maximum lot coverage	50%	50%	75%	60%
Lot width to depth ratio – not to exceed	1:4	1:4	1:4	1:4

NOTES:

1. **Buffer Requirements** – The buffer requirements of the Landscaping and Screening provisions of this Ordinance may require an increase in setback to meet buffer standards. Refer to the Landscaping and Screening Standards of this Ordinance.
2. **Special Land Uses** – In certain instances, special land uses may be subject to dimensional standards which are more stringent than those of the above table. Refer to the Special Land Use Requirements of this Ordinance.
3. **Minimum Lot Area** – No lot shall be created within a District which does not meet the above lot size requirements of said District.
4. **Lot Coverage** – Lot coverage includes the horizontal area covered by all buildings, paving and other (constructed) hard surface features.

