

CHAPTER 10

GC GENERAL COMMERCIAL DISTRICT

SECTION 10.01 DESCRIPTION AND PURPOSE

- A. This District is intended for commercial development of a general nature near areas where greater concentrations of residential development occur. The designated areas are intended to provide locations for commercial development that might otherwise not be able to locate on the smaller properties within the Village. The General Commercial District is distinguished from the Highway Commercial District by relying less on auto dependent businesses and providing more services related to township and area residents.
- B. Development within the General Commercial District will be planned with specific consideration of such factors as compatibility with surrounding existing and planned land use; traffic safety and convenience; shared driveways and parking areas; consistent site elements, such as signs, landscaping and lighting; roadway improvements, including such elements as turning and deceleration lanes; and other factors that are consistent with the neighborhood and rural character.

SECTION 10.02 PERMITTED USES

Land and/or buildings in the GC District may be used for the following purposes as Permitted Uses:

- A. Financial and business service establishments, banks and credit unions, with or without drive through services.
- B. Funeral homes.
- C. Health and fitness clubs.
- D. Personal services establishments such as repair shops for personal items (watches, small appliances, shoes, etc.), beauty shops and barbershops, dry cleaning retail outlets and other similar services.
- E. Private service clubs, fraternal organizations and lodge halls.
- F. Professional offices for doctors, dentists, lawyers, architects, engineers and other similar professions.
- G. Restaurants, excluding those with drive-through services, and taverns.
- H. Retail businesses which supply commodities such as groceries, meats, dairy products, baked goods, drugs, gifts and notions, books or hardware.
- I. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- J. Veterinary clinics.
- K. Accessory buildings, structures and uses, customarily incidental to any Permitted or Special Land Use.

SECTION 10.03 SPECIAL LAND USES

Land and/or buildings in the GC District may be used for the following purposes following approval by the Planning Commission as a Special Land Use as regulated by Chapter 14, including consideration of the Specific Special Land Use Requirements of Section 14.07:

- A. Automobile and vehicle sales.
- B. Automobile repair (minor).
- C. Automobile service stations.
- D. Automobile washes.
- E. Commercial kennels.
- F. Commercial greenhouses and nurseries, when operated primarily as retail operations and limited wholesales.
- G. Day care center.
- H. Hotels and/or motels.
- I. Indoor and outdoor commercial recreation including bowling, miniature golf course, outdoor skating rinks and similar uses.
- J. Movie theaters or assembly halls.
- K. Open-air businesses.
- L. Restaurants with drive-through services.
- M. Taverns.

SECTION 10.04 DISTRICT REGULATIONS

- A. No main building or structure, nor the enlargement of any main building or structure, shall be hereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.
- B. Site Plan Review is required in accordance with Chapter 15.
- C. Parking is required in accordance with Chapter 16.
- D. Signs are permitted in accordance with the requirements of Chapter 17.
- E. Lot and yard requirements are as noted below.

GC DISTRICT DEVELOPMENT REQUIREMENTS			
Yards	Front	Side	Rear
	35 ft.	15 ft.	40 ft.
	No parking is permitted in the required front yard	25 ft. if abutting a Residential District or use	
Building Height	30 ft. (2½ stories) maximum		
Lot Requirements	Lot Width	Lot Area	Lot Coverage
	100 ft	15,000 sq. ft.	Maximum 40%

- F. Driveways within the General Commercial District shall be provided as follows:
1. Each lot may be permitted one (1) driveway, provided the spacing requirements of this subsection can be achieved.
 2. The Planning Commission may permit additional driveways for any site, providing the spacing and alignment criteria listed in this subsection are met, and a traffic impact study is completed that justifies an additional driveway.
 3. The Planning Commission may permit two (2) one-way driveways rather than a single dual movement driveway for particular uses where safer, more efficient circulation and function of the drives can be demonstrated.
 4. The applicant shall submit evidence indicating that the sight distance requirements of the Jackson County Road Commission are met.
 5. Driveways shall be spaced from existing signalized intersections adequately to minimize conflicts with signal operations. If the site has access to a traffic signal or if the driveway has potential to be signalized, the site shall be designed and way-finding signs provided to direct traffic flow to use the signal. Way finding signs may be in addition to those otherwise permitted in the District and shall contain no advertising and be used only for purposes of directing traffic. No way finding sign shall exceed two (2) square feet or be higher than three (3) feet.
 6. Interior drives shall provide circulation between uses through the use of shared driveways and internal access connections rather than separate, individual driveways. Site plan or other zoning approvals shall be conditioned on the submission of easement agreements that clearly describe future access conditions and restrictions.
 7. Stacking or queuing depth at driveways shall be sufficient to accommodate expected peak hour volumes without conflict to inbound or internal circulation.
 8. Driveway Spacing:
 - a. Driveways shall be spaced at least one hundred fifty (150) feet from an intersection of a private road or public street measured from near pavement edge of the street to near pavement edge of the driveway throat.
 - b. The Planning Commission may modify the spacing if traffic or pedestrian safety, traffic circulation, or site conditions warrant the modification, based on traffic studies or other professional opinion.

- c. Connections between parking lots may be required by the Planning Commission to provide the means for shared driveways or to provide a safer access point to the main street.
- G. Parking is not permitted in the required front yard. The required front yard, except for necessary entrance or service drives, shall be landscaped.
- H. Lighting shall comply with the provisions of Section 3.16, in addition to the provisions noted below:
 - 1. Off-street parking areas shall be adequately lit to ensure security and safety.
 - 2. Light fixtures shall be provided with light cut-off fixtures that direct light downward. Lighting shall not be attached to buildings or other structures that permit light to be directed horizontally.
 - 3. Lighting shall illuminate only the parking lot or other areas approved for illumination by the Planning Commission.
 - 4. Canopy lighting shall be mounted flush with the canopy surface.
- I. Site Design Requirements:
 - 1. Buildings shall be sited to protect natural features. To the extent possible, natural features such as natural grade, trees, vegetation, water bodies, and others shall be incorporated into the site plan.
 - 2. Mechanical equipment and service areas shall be visually screened from adjacent properties, public roadways, or other public areas. Architectural designs for buildings shall include design features to contain and conceal all heating, ventilation, air conditioning units, trash enclosures, dumpsters, loading docks and service yards.
 - 3. Brick shall be used as the predominant material utilized on facades that are visible from a public right-of-way or parking lots. Other materials may be used for architectural accents, provided the materials shall have the appearance of wood or cut or cast stone. Other materials such as smooth-faced concrete block, undecorated tilt-up concrete panels, or pre-fabricated steel panels should only be used as accents and not dominate the building exterior of the structure. Metal roofs may be allowed if compatible with the overall architectural design of the building.
 - 4. Buildings with exterior walls greater than fifty (50) feet in horizontal length shall be constructed using a combination of architectural features and a variety of building materials and landscaping near the walls.

5. Walls visible from a public street shall be designed using architectural features and landscaping (abutting the building) for at least fifty percent (50%) of the wall length.
6. Other walls shall incorporate architectural features and landscaping for at least thirty percent (30%) of the wall length.
7. On-site landscaping shall abut the walls so that the vegetation combined with the architectural features significantly reduce the visual impact of the building mass as viewed from the street.
8. Exterior colors shall be of low reflectance, subtle, neutral or earth tone colors. High intensity colors such as black, neon, metallic or fluorescent for the facade and/or roof of the building are prohibited except as approved for building trim.