

DRAFT

Section 3XX.00 R-1/C-1 Mixed Use Low Density Residential Local Commercial District

Section 3XX.01 Purpose

This district is to accommodate a mix of low density single-family residential dwellings and/or to accommodate the sale of convenience retail goods and personal services purchased frequently for daily or weekly needs. The stipulated residential densities are intended to provide for areas of suburban character in the community and to prevent excessive demands on sewage and water systems, streets, schools, and other community facilities and services. In the commercial aspect of this district, it is intended that the design will encourage groupings of establishments located on a unified site providing adequate off-street parking facilities as well as an efficient and safe method of handling vehicular and pedestrian traffic.

Section 3XX.02 Uses

Within a R-1/C-1 Mixed Residential Commercial District, no building, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

1. Residential Uses

Single-family dwelling.

2. Commercial/Professional Services Uses

- a. Administrative, executive, accounting, clerical and drafting offices.
- b. Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, meat markets, restaurants (sit down and carry out), pizza shops, and ice cream parlors.
- c. Personal Services Establishments¹ including but not limited to barber shops, beauty salons, dry cleaning and laundry agency.
- d. Professional and Business Offices including, but not limited to accountants, architects, interior designers, lawyers, dentists, doctors, insurance agents, real estate brokers, travel agents and printing/copying services.

¹ Personal Services are those services frequently needed by residents in the immediate neighborhood and township in general.

- e. Retail establishments including, but not limited to antiques stores, clothing and shoe stores, florists, gift shops, nurseries and green houses, office supply, furniture, hardware, drug stores, electronic stores, art and craft supply stores, jewelry stores.

3. Open Space/Recreation Uses

- a. Agricultural uses as regulated in Section 402.00.
- b. Parks for passive recreational facilities in compliance with Section 415.00.

4. Other Uses

- a. Other uses not covered similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.

5. Community Facilities

Adult family home in compliance with Section 419.00.

5. Accessory Uses

- a. Home employment, subject to the provisions of Section 407.00.
- b. Accessory buildings – as regulated in Section 405.06. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the Zoning District.
- c. Signs – As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein, subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Residential Uses

Planned Residential Developments (PRD), subject to the provisions of Section 601.01.B Subsection 56.

2. Commercial/Professional Services Uses

- a. Animal Hospitals, Veterinary Offices and Clinics, subject the provisions of Section 601.01.B Subsection 40.

- b. Bars, taverns and nightclubs, subject to the provisions of Section 601.01.B Subsections 2, 5, 17.
- c. Car Wash, subject to the provisions of Section 601.01.B Subsection 41.
- d. Funeral Homes, subject to the provisions of Section 601.01.B Subsection 45.
- e. Gasoline Stations and/or Auto Service Center, subject to the provisions of Section 601.01.B Subsection 46.
- f. Hotels and motels, including accessory uses, to such operation, provided that all accessory uses are within the same building, subject to the provisions of Section 601.01.B Subsections 2, 5, 8, 23.
- g. Planned Business Developments, subject to the provisions of Section 601.01.B Subsection 56.

3. Open Space/Recreational Uses

Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.

3. Community Facilities

- a. Church and other buildings for the purpose of religious worship, subject to the provisions of Section 601.01.B Subsections 42.
- b. Day Care Centers, to include Type A Children Day-Care Home, Children Day Care Centers and Adult Daycare Facilities, subject to the provisions of Section 601.01.B Subsection 44.
- c. Fraternal, social, social services, union and civic organizations, subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 5, 7, 11, 14, 17, 31.
- d. Governmentally owned and/or operated building or facility, other than those listed in Item 4, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
- e. Public, private, and parochial schools, subject to the provisions of Section 601.01.B Subsections 57.
- f. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding

- academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.
- g. Institutions for human medical care--hospitals, clinics, congregate care/assisted living facilities, homes for the aged, and philanthropic institutions, subject to the provisions of Section 601.01.B Subsections 49.
4. Other Uses
- a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
 - b. Other uses similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
 - c. Park and ride lots, subject to the provisions of Section 601.01.B Subsection Subsections 5, 17, 25, 55.
 - d. Wireless telecommunication service facilities, subject to the provisions Section 601.01.B Subsection 60.
5. Accessory Uses
- a. Home Based Businesses, subject to the provisions of Section 601.01.B Subsections 48.

Section 3XX.03 Lot Requirements

A. Residential:

1. Minimum Lot Area – 20,000 square feet, excluding any portion within the right-of-way of any street, alley, road, or thoroughfare or that land lying under a natural body of water or wetland.
2. Minimum Lot Width at Building Line – One hundred (100) feet
3. Minimum Lot Frontage – One hundred (100) feet

B. Commercial:

1. Minimum Lot Area – Consistent with the Development Plan
2. Minimum Lot Width at Building Line – Consistent with the Development Plan

3. Minimum Lot Frontage – Consistent with the Development Plan

Section 3XX.04 Yard Requirements

A. Residential:

1. Minimum Front Yard Depth – Forty-five (45) feet
2. Minimum Rear Yard Depth – Fifty (50) feet
3. Minimum Side Yard Width – Twelve (12) feet

B. Commercial:

1. Minimum Front Yard Depth – Fifty (50) feet.
2. Minimum Rear Yard Depth – Twenty-five (25) feet.
3. Minimum Side Yard Width – Fifty (50) feet when adjacent to a residential district and on the side adjacent to the residential district only.

Section 3XX.05 Maximum Building Height

- A. Main building: No structure shall exceed thirty-five (35) feet in height.
- B. Accessory buildings: As specified in Section 405.06.

Section 3XX.06 Residential Minimum Living Floor Area

Minimum living floor area of 1,200 square feet on the first floor, per individual dwelling unit.

Section 3XX.07 Parking and Loading Requirements

As regulated in Chapter 8.