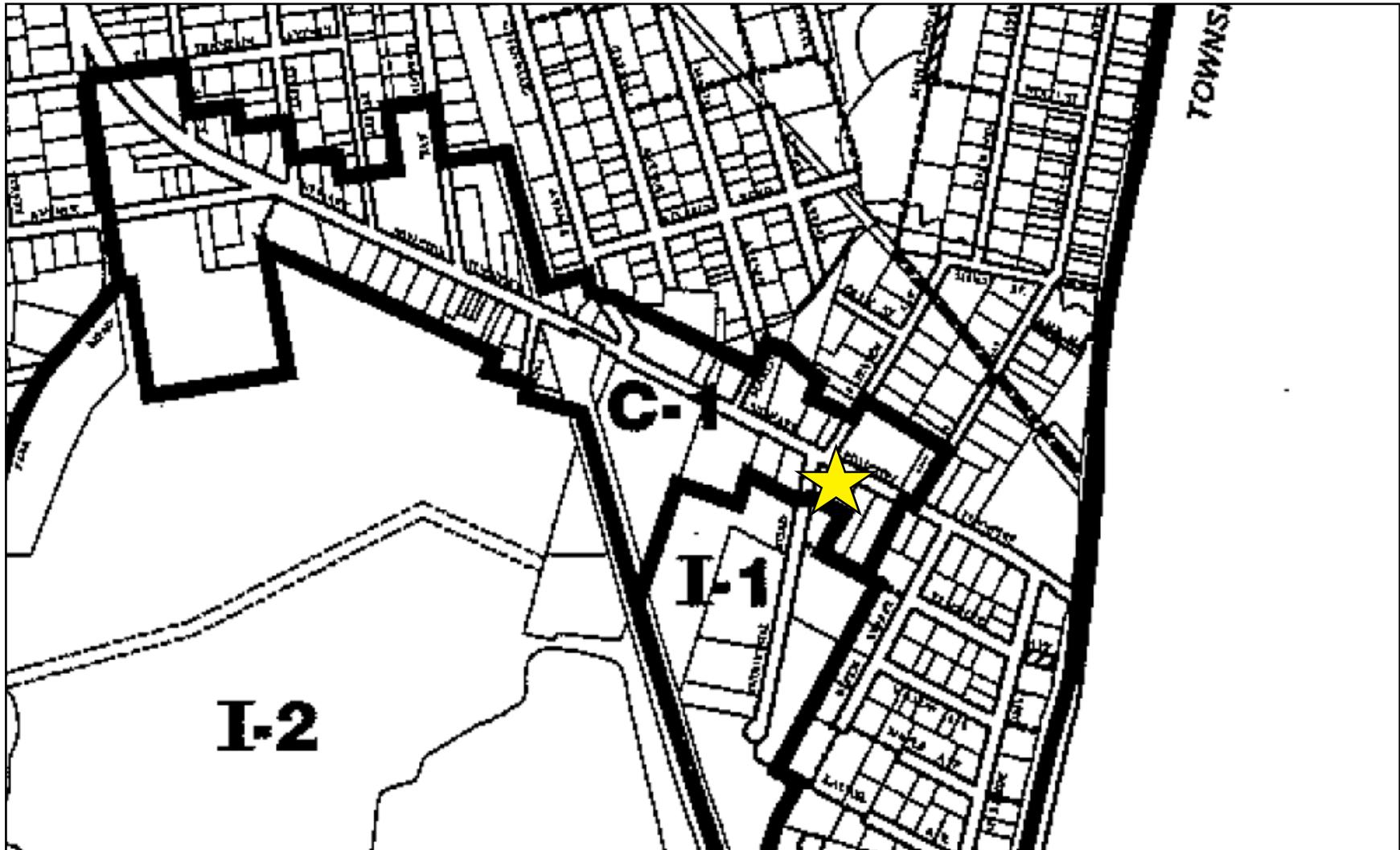


Zoning Map

C-1 - Community Business District Zone



Zoning Information

In the C-1 Community Business District, the following regulations shall apply:

A. Use regulations. A building may be erected or used and a lot may be used or occupied for the following purposes and no other:

(1) Permitted uses.

(a) Retail sales of goods and services, in fully enclosed stores, serving primarily the residents of the surrounding neighborhoods. The following specific retail sales are permitted: bakeries; banks; barber shops and beauty parlors; book and stationery stores; clothing and clothing accessory shops; drug stores; dry cleaning establishments; dry goods and variety stores; florists; food stores; hardware stores; household appliance stores; locksmiths; newsstand; business professional and governmental offices; packaged liquor stores; pet shops; photographic studios; sporting and athletic goods stores; music and dancing studios; and other similar retail and service uses.

(b) Business, professional and governmental offices and banks, including banks with drive-in facilities accessory to an office-bank type of facility.

(c) Funeral or mortuary establishments.

(d) Medical and dental clinics and medical diagnostic centers, provided that there are no facilities for keeping persons overnight.

(e) Churches and houses of worship, parish houses and convents.

(f) Community centers operated as an accessory use to churches and houses of worship.

(g) Laundry and dry - cleaning establishments.

(h) Public parks and playgrounds.

(i) Public and parochial schools, nursery schools and schools which teach special skills which are related to permitted uses in the C-1 Zone, such as dance schools, secretarial schools, etc.

(j) Shopping centers for uses permitted in the C-1 Zone.

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(2) Accessory uses.

(a) Signs, as permitted by the Township Sign Ordinance.

(b) Off-street parking and loading as required by this chapter, provided that parking shall not be conducted as the principal use of any lot.

(3) Conditional uses. All conditional uses shall meet the requirements of Section 189.07 of this chapter.

(a) Two-family houses.

(b) Multifamily dwelling units.

(c) Clubs, lodges and similar establishments.

(d) Apartment units above commercial uses.

(e) Restaurants, exclusive of fast food restaurants and drive-in restaurants.

(f) Outdoor display of merchandise.

(4) Prohibited uses. Those uses which are not specifically permitted in the C-1 Zone are hereby prohibited.

The following uses are specifically prohibited.

(1) Adult book-and/or gift stores.

(2) Adult mini-motion-picture theaters.

(3) Adult motion-picture theaters.

(4) Hotels.

(5) Motels.

(6) Pawnshops.

(7) Pool and billiard halls.

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(8) Dance halls distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for either observation or participation by patrons therein.

(9) Establishments offering live entertainments which is distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas, either for observation or participation by patrons therein.

(10) Bars, taverns, inns, pubs, grog shops and other such similar establishments holding a Class C liquor license such that alcoholic beverages may be consumed or purchased on the premises.

(11) Gasoline, service and automobile, motorcycle and commercial vehicle sales and service establishments.

(12) Boardinghouses.

(13) Those uses prohibited in the I-1 Zone, except where otherwise permitted.

(14) Amusement parlors and arcades.

(15) Tattoo and body piercing parlors.