

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.

1. The business of selling new and/or used manufactured homes as a commercial operation in connection with the operation of a manufactured home development is prohibited. New or used manufactured homes located on lots within the manufactured home development to be used and occupied within the manufactured home park may be sold by a licensed dealer or broker. This section shall not prohibit the sale of a new or used manufactured home by a resident of the manufactured home development, provided the development permits the sale.

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.



- D. Restaurants.
- 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.
- I. Two-family dwellings.
- J. Private Wind Energy Conversion Systems.
- K. Small Scale Solar Energy Systems.

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. Vehicle 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 contractor's 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 sales
- KK. Research and development facilities
- LL. Office buildings for professional activities.
- MM. Wind energy systems.

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 16.01.
- C. Off-Street Parking as may be required in accordance with Section 16.02.
- D. Signs are permitted in accordance with the requirements of Section 16.03.



- E. All uses shall be served by county health department approved sewer and water system.
- 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 15.
- G. For lots that are determined to be non-conforming lots because of a non-conforming minimum lot size and/or width, and are therefore unable to meet present site development standards, the site development requirements outlined in chart 15.01B will apply.

