



BACKUS TOWNSHIP ZONING ORDINANCE

ARTICLE VIII

C - COMMERCIAL DISTRICT

Sec. 8.01 Statement of 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 Backus Township. The uses in the District will provide a wide range of commercial and business services and possess appropriate traffic safety components which will limit potential negative impacts to surrounding development. Development in this district should not be of such a scale as to overwhelm the rural-resort characteristic of the Township.

Sec. 8.02 Permitted Uses

No land or buildings in the C - District shall be used, erected, altered, or converted, in whole or in part, except for the following purposes by right:

- A. Retail sales not exceeding thirty-thousand (30,000) square feet, and where no assembly, treatment, or manufacturing takes place on site.
- B. Personal service uses.
- C. Office buildings (including professional, administrative, and medical).
- D. Banks, credit unions, and other financial institutions with no drive-through facilities.
- E. Restaurants, taverns and other places serving food and/or beverages including those providing dancing, live entertainment restaurants, but excluding restaurants with drive-through or drive-in facilities.
- F. Municipal buildings
- G. Accessory uses, buildings and structures customarily incidental to any of the above uses, as defined in Article 3.
- H. Essential public services.

Sec. 8.03 Special Land Uses

No land or buildings in the C- District may be used, erected, altered, or converted except for the following purposes when approved in accordance with the requirements of Article 12:

- A. Auto sales, new and used (specific standards apply to the automobile service and outdoor display operations).
- B. Automobile service stations and maintenance establishment (major and minor).
- C. Automobile wash, automatic or self serve.
- D. Hotels, motels, and short term rentals
- E. Commercial outdoor display, sales and storage of building/lumber supplies and similar materials
- F. Indoor recreational and entertainment facilities, including but not limited to, banquet halls, theaters, bowling lanes, billiard parlors and skating rinks.
- G. Commercial outdoor recreation facility



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- H. Golf driving range and miniature golf courses
- I. Commercial schools including, but not limited to, dance, music, trade, and martial arts.
- J. State licensed residential child and adult care facilities in accordance with Section 3.10.
- K. Health and physical fitness clubs.
- L. Lumber yards and building material sales areas.
- M. Mini or self storage warehouses.
- N. Funeral homes and mortuaries.
- O. Veterinary hospitals and clinics.
- P. Wireless communication towers and radio and television broadcast towers.
- 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. Laundromats.
- S. Billboards.

Sec. 8.04 Site Development Requirements

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

- A. General Provisions outlined in Article 3.
- B. Site Plan Review as may be required in accordance with Article 11.
- C. Off-Street Parking as may required in accordance with Article 13.
- D. Signs are permitted in accordance with the requirements of Article 15.
- E. Lot dimension, setbacks and height requirements for all buildings, shall be met as outlined in Table 4.1 Schedule of District Regulations, Article 4.