

**Article 11**  
**GSC General Commercial District**

**Section 11.01 - Purpose**

This district has the intent of providing areas wherein retail trade and service outlets can be located which are convenient to the residents of several neighborhoods and the owners, employees, guests, and customers of office, other commercial, industrial, and agricultural uses and activities in the Township and adjacent municipalities.

**Section 11.02 - Permitted Principal Uses**

All NSC uses  
Auto parts stores  
Automobile service stations  
Bowling Alleys, pool halls, and mechanical amusement centers  
Building material stores  
Car washes  
Commercial garages  
Commercial, private, or business schools  
Drive-in businesses  
Drive-in restaurants  
Farm implement stores  
Fast food restaurants  
Funeral homes  
Garden stores  
Golf Driving ranges  
Indoor kennels  
Miniature golf courses  
Mini-warehousing  
Motels and hotels  
New and used automobiles  
New and used boats  
New and used campers, recreational vehicles, and trailers  
New and used mobile homes  
New and used motorcycles  
Printing and publishing establishments  
Public service and utility installations  
Second-hand stores with no outside storage  
Service and repair shops  
Taverns serving food  
Temporary buildings  
Temporary and transient amusement enterprises  
Theaters, indoor and outdoor  
Veterinary clinics  
Veterinary hospitals  
Warehouses

**Section 11.03 - Permitted Principal Special Uses with Conditions**

Planned Shopping Centers in accordance with the provisions of Article 13, "Special Uses" for a collective grouping of two (2) or more of the principal uses permitted in this district.

#### **Section 11.04 - Permitted Accessory Uses**

- A. Normal accessory uses to all "Permitted Principal Uses".
- B. Normal accessory uses to all "Permitted Principal Special Uses".
- C. Customary home occupations in existing single family homes, as conditioned by Section 16.21.

#### **Section 11.05 - Dimensional Requirements, Except as Otherwise Specified in this Ordinance**

- A. **Lot Area:** minimum of one (1) acre per principal uses, except where a lot or parcel is served by a public or common water system and public wastewater sewer and treatment system, in which uses the lot or parcel may have a minimum area of 10,000 square feet per principal use. Planned Shopping Centers shall meet the requirements of Article 13, "Special Uses" for a collective grouping of two (2) or more of the uses permitted in this district.
- B. **Lot Width:** minimum of 150 feet at building set back line, when on-site well water supply and septic tank wastewater disposal systems are used, or a minimum of 80 feet at building setback line, when public or common water supply and wastewater sewerage and treatment systems are directly accessible to the lot or parcel.
- C. **Lot Coverage:** maximum of 25%
- D. **Yard and Setback Requirements:**
  - 1. **Front Yard:** minimum of fifty (50) feet from all road or highway right-of-way lines.
  - 2. **Side Yards:** minimum of ten (10) feet for one (1) side yard, but a minimum total of twenty five (25) feet for both side yards.
  - 3. **Rear Yard:** minimum of fifty (50) feet.
- E. **Height Limitations:** maximum of thirty five (35) feet, except that a detached accessory structure shall not exceed twenty (20) feet.
- F. **Locational Requirements:**
  - 1. The site shall have at least one (1) property line abutting a major road or highway arterial upon which it fronts and from which it has its most direct vehicular access.
  - 2. All vehicular ingress and egress shall be from an acceleration and deceleration lane to a frontage access road located parallel and adjacent to the major road or highway arterial upon which it fronts and has its most direct vehicular access.
  - 3. The outdoor storage of goods, materials, trash, or garbage is not permitted, except as provided in Section 16.23.