

SECTION 320 C-G GENERAL COMMERCIAL

PURPOSE – The C-G (General Commercial) districts provide areas for a broad range of commercial activities and services designed to cater to the needs of a large consumer base. The districts include areas of existing commercial developments as well as areas within which such development appears likely and desirable. They are intended to encourage more intensive commercial development in and near the core areas of the township. The C-G districts are designed to support diversification of the economic base that is compatible in use, character, and size to the site and the surrounding areas. The C-G districts generally allow for the same uses as the C-L Local Commercial districts as well as permitting several additional uses.

A. USES PERMITTED BY RIGHT:

- (1) Adult Foster Care, Large Group Home – § 709
- (2) Auditorium or Assembly Hall
- (3) Bar, Tavern, or Night Club
- (4) Business College or Trade School
- (5) Essential Service Facility, Minor – § 737.A
- (6) Financial Institution, without Drive-Through
- (7) Hospital
- (8) Indoor Entertainment Center – § 751
- (9) Kennel – § 755
- (10) Marina
- (11) Mechanical Amusement Arcade
- (12) Medical Office, Clinic
- (13) Medical Office, Surgical Center
- (14) Off-Site Parking
- (15) Office
- (16) Outdoor Entertainment Center, Minor
- (17) Park, Mini
- (18) Passenger Terminal – § 764
- (19) Pet Grooming Establishment
- (20) Professional Studio
- (21) Recreational Facility – § 766
- (22) Restaurant, without Drive-Through – § 768
- (23) Retail, Low Volume
- (24) Retail, Medium Volume
- (25) Service Establishment, Business – § 772
- (26) Service Establishment, Personal
- (27) Solar Energy System, Accessory – § 773.A
- (28) Vehicle Dealership, without Outdoor Sales
- (29) Vehicle Service Center, Major
- (30) Vehicle Service Center, Minor

B. USES PERMITTED BY SPECIAL CONDITIONS:

- (1) Adult Foster Care Facility – § 710
- (2) Child Care Center – § 720
- (3) Financial Institution, with Drive-Through – § 730
- (4) Gasoline Service Station – § 748
- (5) Hotel or Motel – § 750
- (6) Institutional Uses and Structures – § 752
- (7) Mortuary or Funeral Home – § 760
- (8) Outdoor Sales, Major – § 762.A
- (9) Outdoor Sales, Minor – § 762.B
- (10) Outdoor Sales, Temporary – § 762.C
- (11) Pet Shop – § 765
- (12) Sexually Oriented Businesses – § 640
- (13) Shopping Center, Local
- (14) Vehicle Dealership, with Outdoor Sales – § 762
- (15) Veterinary Hospital
- (16) Wholesaler – § 779

C. USES PERMITTED BY SPECIAL USE PERMIT:

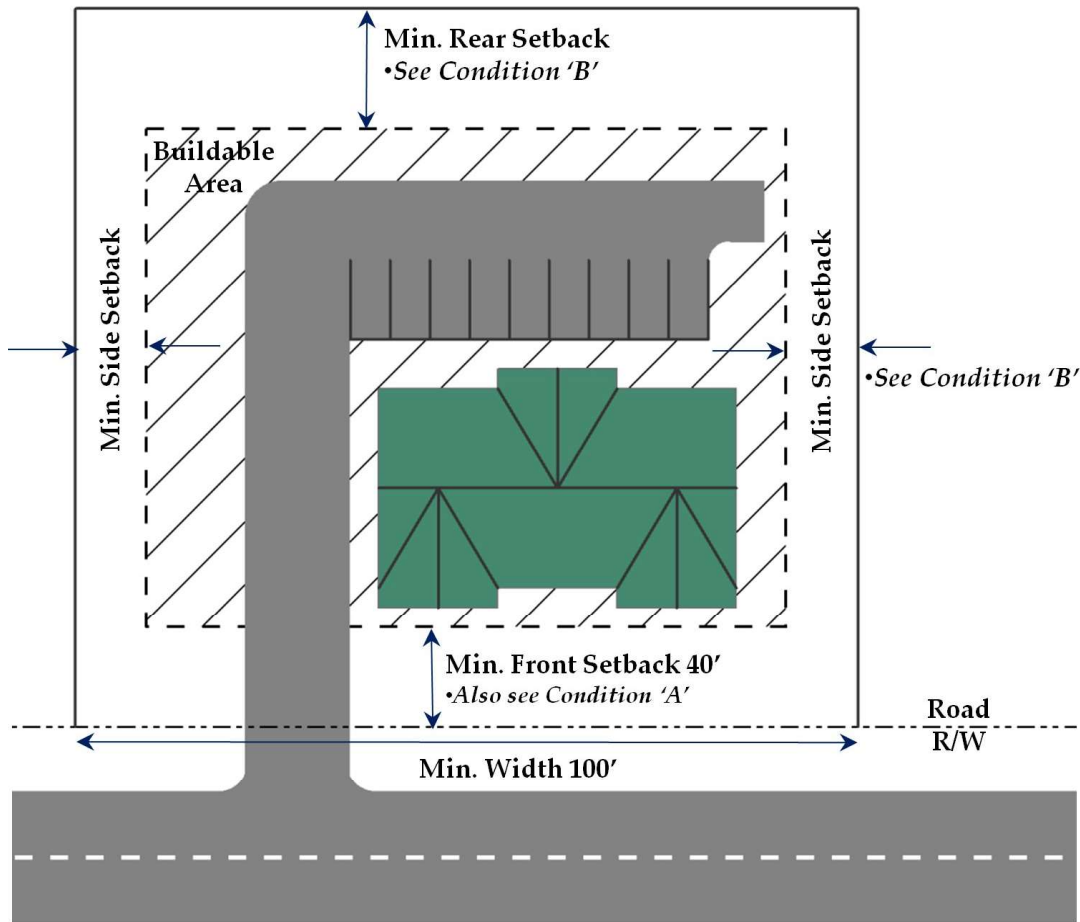
- (1) Car Wash – § 717
- (2) Commercial District Housing Development – § 725
- (3) Drive-In Business – § 730
- (4) Drive-Through Business – § 730
- (5) Essential Service Facility, Major – § 737.B
- (6) Restaurant, with Drive-Through – § 768 & § 730
- (7) Retail Fabricator – § 769
- (8) Retail, High Volume
- (9) Sale of Prefabricated Structures
- (10) Shopping Center, General
- (11) Solar Energy System, Primary – § 773.B
- (12) Wind Energy Conversion System – § 780
- (13) Wireless Communication Facilities – § 792

D. DIMENSIONAL STANDARDS:

Minimum Lot Area:	15,000 sq. ft.
Minimum Lot Width:	100 feet
Maximum Building Height:	
• In Stories:	-
• In Feet:	35 feet
Minimum Yard Setbacks (C):	
• Front:	40 feet (A)
• Each Side:	(B)
• Rear:	(B)
Maximum Lot Coverage:	-
Minimum Bldg. Cross Section:	24 feet

Notes to Dimensional Standards:

- (A) Front setbacks in the C-G District:
- i. Front yards shall be forty (40) feet, except when all frontage on one side of a street within a block is zoned C-G and when forty percent (40%) or more of a block has been developed with buildings, the average setback of said existing buildings shall apply.
 - ii. Setbacks along South Airport Road, north of South Airport Road between Barlow Road and the Cherryland Mall, shall be as required in the C-L District.
- (B) Side and rear yards in the C-G District shall be ten percent (10%) of the lot width and depth, respectively, but need not exceed twenty-five (25) feet each, provided that no setback shall be less than ten (10) feet.
- (C) Setbacks shall be measured from the furthest protruding point of structure.



Not to scale. To be used for illustrative purposes only