

## CHAPTER 8 Office and Commercial Zoning Districts

### Section 8.1 Intent and Purpose

This Chapter presents the regulations of three Zoning Districts: the “O-S” Office Service, the “C-1” Neighborhood Commercial and the “C-2” General Commercial. The intent of these districts is to provide for the orderly development of these uses to meet the retail, service and employment needs of the Township’s residents and surrounding areas.

- A. **Office Service (O-S):** The Office Service Zoning District is intended for professional and business offices. It allows service, medical, technical and related office uses both to serve the area’s residents and in support of the industrial developments of the Township.
- B. **Neighborhood Commercial (C-1):** The Neighborhood Commercial Zoning District is intended for neighborhood commercial businesses and business offices. The uses in this district should be designed to provide goods and services primarily to meet the needs of the immediate neighborhood.
- C. **General Commercial (C-2):** The General Commercial zoning district is intended for more generalized commercial activities including office, highway commercial, regional and community based retail, and general business activities that service other businesses as well as the public.

### Section 8.2 Table of Permitted Uses

The following abbreviations apply to the Table of Permitted Uses:

- P: The use is permitted by right in the district
- SPU: The use is allowed only if the Planning Commission grants a Special Use Permit for it after finding for applicable standards in this chapter and Chapter 19.
- NP: The use is not allowed at all in the district.

Use	Zoning District			Additional Requirements
	O-S	C-1	C-2	
<b>Office</b>				
Clinics	P			
Offices, without the sale of goods	P			
Research and Development, without manufacturing	P	NP	NP	
<b>Service</b>				
Bed and Breakfasts	SPU	SPU	SPU	See Section 19.9(E)
Contractors	NP	NP	P	
Financial Institutions	P			
Fitness Facility	P			
Funeral Home and Mortuary	P			
Hotels and Motels	NP	NP	P	
Personal Service Establishments	P			
Radio & Television Stations	P	NP	NP	
Studios for instruction, such as dance or music	P			

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Use	Zoning District			Additional Requirements
	O-S	C-1	C-2	
Vehicle Repair, Major	NP	NP	P	Parcel must be located a minimum of 150 feet from Residential or Agricultural zoned parcel.
Vehicle Repair, Minor	NP	NP	P	
Vehicle Washes	NP	P	P	
<b>Institutional, Recreational, and Utilities</b>				
Assembly Building	SPU			See Chapter 19.
Residential Child and Adult Care Facilities	See Section 20.11 “Residential Child and Adult Day Care Facilities”			
Colleges and Universities	SPU			See Chapter 19.
Emergency Medical Centers	P	NP	NP	
Hospitals	SPU	NP	NP	See Chapter 19.
Municipal and Public Service Activities	SPU			See Chapter 19.
Nursing Homes	SPU	SPU	SPU	See Chapter 19.
Places of Religious Worship	SPU	SPU	SPU	See Section 19.9(G).
Schools	P			<ul style="list-style-type: none"> <li>Principal access must be from a primary arterial or collector street.</li> <li>The minimum setback for both side and rear yards is 50 feet.</li> <li>Maximum lot coverage of all buildings or structures is 35%.</li> </ul>
Public Utilities	SPU			See Chapter 19.
<b>Retail</b>				
Gasoline Service Station	NP	SPU	SPU	See Chapter 19.
Open Air Businesses	NP	NP	P	
Restaurants, without drive-thru	NP	P	P	
Restaurants, with drive-thru	NP	P	P	
Retail, Convenience	NP	P	P	
Retail, Low Intensity	NP	P	P	
Wholesale Establishments	NP	NP	SPU	See Chapter 19.
Theatres	NP	NP	P	
Vehicle Sales	NP	NP	P	

**Section 8.3 Development Standards**

Development Standard	Zoning District			Other Requirements
	O-S	C-1	C-2	
<b>Minimum Lot Area</b>	N/A	N/A		
<b>Minimum Lot Width</b>	100 feet	N/A		
<b>Front Yard Setback</b>	50 feet			Or the average of existing front yards within 300’ on the same side of the street, not less than 10’.
<b>Side Yard Setback</b>	General	15 feet		0’ setback if building is located on the lot line.

Development Standard	Zoning District			Other Requirements
	O-S	C-1	C-2	
If yard is adjacent to a “R” district	50 feet			
	Street side of a corner lot	25 feet	35 feet	
Rear Yard Setback	General	25 feet		
	If yard is adjacent to a “R” district	50 feet		
Maximum Building Height	35 feet or 2.5 stories, whichever is less.			

**Section 8.4 Additional Standards for O-S, C-1, and C-2 Zoning Districts**

- A. **Outdoor Activity:**  
With the exception of automobile parking and off-street parking, all business, service or processing shall be conducted wholly within a completely enclosed building, unless approved in advance as part of the Site Plan Review process.
- B. **Outdoor Storage:**  
Any outdoor storage of materials or equipment shall only be permitted in areas approved in advance as part of the Site Plan Review process. They must be screened from the view of neighboring properties or from a street through the use of an approved landscaped screen, wall or solid fence. Materials or equipment cannot be visible above the screening. Outdoor storage is not permitted in any required yard that is adjacent to an “R” district or to a primary arterial street.
- C. **Sale of Goods:**  
All goods sold shall consist of new merchandise or used merchandise which was acquired by the vendor as a trade-in for the sale of new merchandise.