

BRUNSWICK HILLS ZONING RESOLUTION

Sec. 409 C-3 HIGHWAY ARTERIAL COMMERCIAL DISTRICT**Sec. 409-1 Purpose**

This district is established to accommodate general business uses of a type generating special purpose shopping trips and often requiring large land areas for buildings, parking, and storage. A relatively large lot area is specified to provide uses requiring spacious tracts, and to encourage the consolidation of uses on unified sites to minimize the number of curb cuts along the Major Thoroughfares along which this district is intended to be applied.

Sec. 409-2 Uses

Within a C-3 Highway Arterial Commercial District, all buildings, structures, or premises shall be used or designed to be used only for one or more of the following uses:

A. Permitted Uses

1. Uses permitted by right in C-1 Local Commercial and C-2 Community Commercial Districts as specified in Section 407-2(A) and 408-2(A).
2. Radio and television broadcasting station.
3. Printing, blueprinting, newspaper printing, telegraphic service.
4. Display or showroom where merchandise sold is stored elsewhere.
5. Wholesale establishments.
6. Plant greenhouse and garden supply sales.
7. Mortuary.
8. Monument sale and display.
9. Truck, trailer, boat, and farm implement sales and services, and storage both new and used.
10. Tool and equipment rental.
11. Drive-in establishments including banks, restaurants, amusement and recreation, and drive-in theaters.
12. Carpenter, cabinet, upholstering, sheet metal, plumbing, heating, roofing, air conditioning, sign painting, painting, and other similar establishments.
13. Repair services for machinery and equipment including repair garages and specialty establishments such as motor, body and fender, radiator, motor tune-ups, muffler shops, tire repairing sales, and service including vulcanizing.
14. Accessory uses clearly incidental to the principal uses permitted on the same premises.
15. Signs - As regulated by Article V hereof.
16. Parking and Loading - As regulated by Article VI hereof.
17. Automobile Service Station/Automobile Repair Shop.
18. Motel and hotels

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→ B. Conditionally Permitted Uses

The Board of Zoning Appeals may issue Conditional Zoning Certificates for uses listed herein subject to the general requirements of Article VIII.

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1. Multifamily dwellings subject to Subsection 804-16.
 2. Churches and other buildings for the purpose of religious worship subject to Subsection 804-5.
 3. Governmentally owned and/or operated building or facility subject to Subsection 804-8.
 4. Clubs, lodges, fraternal, charitable, or social organizations.
 5. Auto Wash subject to Subsection 804-10.
 6. Sale, repair, and storage of automobiles, trucks, trailers, boats, and farm implements subject to Subsection 804-15.
 7. Outdoor business displays subject to Subsection 804-13.
 8. Special events subject to Subsection 804-1.
 9. Self-storage buildings subject to Subsection 804-9.
 10. Other uses similar in character to those listed herein.
 11. Single-family residences provided the following conditions are met:
 - a. The residence shall be attached to or within a commercial structure.
 - b. The residence shall be occupied only by the owner or an employee of the business being carried out in said commercial structure.

Sec. 409-3 Lot Requirements

- A. Minimum Lot Area - Two (2) acres.
- B. Minimum Lot Width at Building Setback Line - Two hundred (200) feet.
- C. Minimum Lot Frontage - Fifty (50) feet.

Sec. 409-4 Yard Requirements

- A. Minimum Front Yard Depth - Fifty (50) feet, except as otherwise specified in Article III, Section 303-5.E.
- B. Minimum Rear Yard Depth - Twenty-five (25) feet.
- C. Minimum Side Yard Width - Fifty (50) feet when adjacent to a residential district and on the side adjacent to the residential district only.

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Sec. 407 **C-1 LOCAL COMMERCIAL DISTRICT****Sec. 407-1** **Purpose**

This district is established to provide for uses principally to accommodate the sale of convenience retail goods and personal services purchased frequently for the daily or weekly needs of Township residents in locations which are strategically located to provide accessibility to Township residents. It is intended that the design of this district will encourage groupings of establishments located on a unified site providing adequate, off-street parking facilities, as well as an efficient and safe method of handling vehicular and pedestrian traffic. Uses in this district are intended to be limited in scale, to be compatible with surrounding residential uses, and to act as a buffer between other more intense non-residential uses and low density residential uses.

Sec. 407-2 **Uses**

Within a C-1 Local Commercial District, all buildings, structures, or premises shall be used, arranged to be used, and designed to be used only for one or more of the following uses:

A. Permitted Uses

1. Barber and beauty shop.
2. Drug store.
3. Florist and gift shop.
4. Grocery store not exceeding fifteen thousand (15,000) square feet of total floor area.
5. Preparation and processing of food and drink to be retailed on premises including bakery, delicatessen, meat market, confectionery, restaurant, ice cream parlor, soda fountain.
6. Shoe repair store.
7. Tailor and dressmaker.
8. Medical and dental clinics.
9. Office buildings.
10. Accessory uses clearly incidental to the uses permitted on the same premises.
11. Signs - As regulated by Article V hereof.
12. Parking and Loading - As regulated by Article VI hereof.

B. Conditionally Permitted Uses

The Board of Zoning Appeals may issue Conditional Zoning Certificates for uses listed herein subject to the general requirements of Article VIII and to the specific requirements of the subsections of Article VIII, Section 802 referred to below:

1. Churches and other buildings for the purpose of religious worship subject to Subsection 804-5.
2. Special events subject to Subsection 804-1.

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3. Governmentally owned and/or operated building or facility subject to Subsection 804-8.
4. Automobile Service Station/Automobile Repair Shop subject to Subsection 804-14.
5. Drive-in banking facilities.
6. Congregate housing for the elderly subject to Subsection 804-11.
7. Plant greenhouse and garden supply sales having a minimum lot size of two (2) acres, a minimum of two hundred (200) feet frontage.
8. Sale, repair, and/or storage of automobiles, trucks, trailers, boats, and/or farm implements subject to Subsection 804-15.
9. Dry cleaning and laundry agency in which non-toxic, non-explosive, and non-flammable solvents are used.
10. Single-family residences provided following conditions are met:
 - a. The residence shall be attached to or within a commercial structure.
 - b. The residence shall be occupied only by the owner or an employee of the business being carried out in said commercial structure.
11. Adult Group Homes subject to Subsection 804-4.
12. Quasi-public, institutionally or organizationally owned and/or operated recreational, instructional, and meeting facilities, such as those developed and used by the Y.M.C.A., Y.W.C.A., Boy Scouts, or various fraternal or community service groups.

Sec. 407-3 Lot Requirements

- A. Minimum Lot Area - One (1) acre.
- B. Minimum Lot Width at Building Setback Line - One hundred (100) feet.
- C. Minimum Lot Frontage - One hundred (100) feet.

Sec. 407-4 Yard Requirements

- A. Minimum Front Yard Depth - Fifty (50) feet, except as otherwise specified in Article III, Section 303-5.E.
- B. Minimum Side Yard Width - fifty (50) feet when adjacent to a residential district and on the side adjacent to the residential district only.
- C. Minimum Rear Yard Depth - Twenty-five (25) feet.
- D. Side and Rear Yards When Adjacent to a Residential District - A strip of at least twenty-five (25) feet in width and running the length of the side and/or rear yards shall be landscaped and planted for screening purposes. The total side and rear yards shall be maintained in a neat and orderly fashion.

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Sec. 408

C-2 COMMUNITY COMMERCIAL DISTRICT

Sec. 408-1

Purpose

The purpose of this district is to provide an environment for a wide range of business enterprises and promote a mix of commercial uses that will provide goods and services for the larger community area. Establishments within this district are encouraged to be part of planned and integrated groupings of stores which adequately address traffic impacts. This district must be located in areas which have access to public water and sanitary sewer services and to major roadways.

Sec. 408-2

Uses

Within a C-2 Community Commercial District, all buildings, structures, and premises shall be used and designed to be used only for one or more of the following uses:

A. Permitted Uses

All of the following permitted businesses, services, or processing shall be conducted wholly within a completely enclosed building:

1. Uses permitted by right in the C-1 Local Commercial District as set forth in Section 407-2(A).
2. Art, photo, stationery, notion, toy, book, music, and gift sales.
3. Clothing, apparel, shoe, and variety store.
4. Hardware, paint, floor coverings, wallpaper, materials and objects for interior decorating, auto accessories, and repair of household appliances and bicycles.
5. Jewelry store.
6. Retail sale of furniture, appliances, and other major household articles.
7. Sporting goods.
8. Banks, including drive-in facilities.
9. Amusement and recreational uses such as a bowling alley, theater, and pool parlor, but excluding drive-in theaters and other recreational uses such as miniature golf, driving ranges, etc.
10. Cultural and/or educational facilities.
11. Eating and drinking establishments.
12. Accessory uses clearly incidental to the uses permitted on the same premises.
13. Signs - As regulated by Article V hereof.
14. Off-street Parking and Loading - As regulated by Article VI hereof.

B. Conditionally Permitted Uses

The Board of Zoning Appeals may issue Conditional Zoning Certificates for uses listed herein subject to the general requirements of Article VIII.

1. Multifamily dwellings subject to Subsection 804-16. -Pg. 104
2. Churches and other buildings for the purpose of religious worship subject to Subsection 804-5. Pg. 98

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5. Truck parking areas, maneuvering lanes, and access ways to public streets shall be designed to cause no interference with the safe and convenient movement of automobile and pedestrian traffic on and adjacent to the site.
6. New and used boat sales and service facilities shall conform to all setback requirements of the district in which they are permitted.
7. Not more than eighty (80) square feet of ground area may be used for the outdoor storage of discarded materials, parts, scrap and other waste prior to their collection and subsequent disposal. Such storage areas shall be completely obscured from view from any point off the site by a wall not less than five (5) feet in height. Such storage area shall not be located between the principal building and any street right-of-way line.

✦ Sec. 804-16

Multifamily Dwellings in C-2 and C-3 Districts

1. The maximum density shall be eight (8) dwelling units per acre.
2. The minimum front yard depth shall be seventy (70) feet, except as otherwise specified in Article III, Section 303-5.E.
3. The minimum rear yard depth shall be fifty (50) feet.
4. The minimum side yard width on each side shall be thirty (30) feet.
5. The maximum lot coverage shall not exceed twenty-five percent (25%) of the total land area.
6. A minimum of twenty-five percent (25%) of the total land area shall be devoted to useable open space.
7. The minimum lot frontage shall be two hundred (200) feet.
8. Site plans shall be submitted in conformance with the provisions of Article IX, Section 904.
9. Minimum living floor area shall conform to Article III, Section 303-6.L.

Sec. 804-17

Government Or Privately Owned And/Or Operated Picnic Areas, Playgrounds, Private Parks, Swimming Facilities, Golf Courses, Tennis Clubs, Country Clubs, Equestrian Activities, And Other Similar Recreational Facilities

1. All structures and activity areas, except open parking areas, shall be located at least ten (10) feet from any property lines and at least fifty (50) feet when adjacent to a residential district.
2. No loud speakers and/or amplifiers shall be used before 11 a.m. and after 10 p.m. local time.
3. All points of entrance or exit should be located no closer than two hundred (200) feet from the intersection of two (2) Major Thoroughfares; or no closer than one hundred (100) feet from the intersection of a major thoroughfare and a local or collector thoroughfare.
4. Only retail uses which are customarily accessory or incidental to the main recreational use shall be permitted; and shall include such uses as refreshment stands, souvenir stands, and concession stands.
5. All activities, programs, and other events shall be adequately and properly supervised so as to prevent any hazard and to assure against any disturbance or nuisance to surrounding properties, residents, or to the community in general.

Effective March 26, 2009