

§ 220-87. C-4 Regional Commercial District.

The following regulations shall apply in the C-4 Regional Commercial District:

A. Permitted uses. [Amended 10-13-1988 by Ord. No. 52-88; 9-27-1990 by Ord. No. 43-90]

- (1) Retail trade stores or shopping centers, including one or a combination of the following:
 - (a) General merchandise.
 - (b) Food.
 - (c) Apparel and accessories.
 - (d) Furniture, home furnishings and equipment.
 - (e) Restaurants and eating and drinking places.
 - (f) Variety stores, drugstores, florists or other retail trade stores, but not including fuel.
 - (g) Motels.
 - (h) New car sales, service and showrooms.
- (2) Service uses as follows:
 - (a) Finance, insurance and real estate services.
 - (b) Personal services.
 - (c) Business services.
 - (d) Repair services.
 - (e) Professional services.
 - (f) Governmental services.
 - (g) Educational services, but excluding primary and secondary schools and colleges.
 - (h) Publication of newspapers and periodicals.
- (3) Administrative office buildings limited to the executive or administrative offices of industrial or business concerns and which are not normally involved in conducting business with the general public.
- (4) Industrial research laboratories limited to experimental research and testing laboratories at which products or goods are not produced for sale.
- (5) Assembly halls, theaters, bowling alleys and other similar commercial

recreational activity, provided it is carried on within a building, and further provided that such use meets the parking recommendations of the ITE Parking Generation Manual, third or most current edition. **[Amended 12-17-2009 by Ord. No. 2009-38]**

- (6) Government buildings, parks and playgrounds.
- (7) Temporary buildings for uses incidental to construction work, provided such buildings are removed upon completion or abandonment of the construction work.
- B. Permitted accessory uses.
 - (1) All accessory uses permitted in the C-2 Neighborhood Commercial District under § 220-85B.
- C. Area, yard and building requirements are as specified for this zone in the schedule of requirements in § 220-34D of this chapter.
- D. Conditional uses. The following uses are conditional uses subject to the provisions of Article IV of this chapter:
 - (1) Public utilities.
 - (2) Motor vehicle service stations.
 - (3) Motels.
 - (4) Drive-in restaurants.
 - (5) New car sales, service and showrooms.
 - (6) Amusement arcades. **[Added 7-15-1993 by Ord. No. 8-93]**
 - (7) Wireless communications facilities. **[Added 12-10-2009 by Ord. No. 2009-35]**
- E. Other provisions.
 - (1) Front yard areas may be utilized for parking, provided that no such parking shall be closer than 20 feet to the street line.
 - (2) Highly flammable liquids or gases may be stored at atmospheric pressure above ground, provided such storage is in accordance with the Township's Fire Prevention Code¹ and in steel tanks in a fire-resistive structure and the total volume of such liquids or gases does not exceed 300 gallons. Compressed highly flammable gases shall be stored in steel cylinders and the total volume shall be not more than 10 cubic feet of compressed gas. All tanks stored above ground shall be properly diked.
 - (3) Less flammable liquids or gases may be stored above ground at such

1. Editor's Note: See Ch. 183, Fire Prevention.

atmospheric pressure, provided such storage is in accordance with the Township's Fire Prevention Code and in steel tanks in a fire-resistive structure and the total volume of such liquids or gases does not exceed 1,200 gallons. Other less flammable compressed gases may be stored above ground in steel cylinders totaling not more than 30 cubic feet of compressed gas. All tanks stored above ground shall be properly diked.

- (4) All rubbish and garbage and waste materials shall be stored in metal or plastic containers securely closed with metal or plastic covers. Containers may be stored in a building, in the rear yard or in the side yard if properly screened from view.
 - (5) Where the property line of a proposed commercial lot abuts a residential zone, a buffer area shall be established which shall include an area of land 200 feet in width, as measured from said property line. Where the property line of a proposed commercial lot abuts a residential use in a nonresidential zone, a buffer area shall be established which shall include an area of land 40 feet in width, as measured from said property line. For purposes of establishing a building setback line along the buffer area, all side and rear yard lines shall be increased by the depth of the required buffer area. The buffer screen shall meet the standards set forth in § 220-100. **[Amended 3-16-1989 by Ord. No. 6-89; 9-27-1990 by Ord. No. 43-90]**
- F. Signs are regulated as per § 220-99 of this chapter.
 - G. Parking is regulated as per § 220-97 of this chapter.
 - H. Fences are regulated as per § 220-95 of this chapter.