

Section 6.6 – C-3, Village Commercial

- A) **PURPOSE** – This Zone District is intended to provide a village scale development area for business uses that serve township residents and tourists. It is recognized that uses found within this portion of the township will continue to serve both the year round and seasonal residents, as well as visitors. The following regulations take into account the existing lot layout and the need for a planned approach to locating additional commercial facilities within this important part of our community.
- B) **USE REGULATIONS** – Land and/or buildings in the C-3 Zoning District may be used for the following purposes only:
1. Retail shops.
 2. Personal service shops.
 - 3) Professional offices, i.e. doctors, lawyers, real estate, accountants, etc.
 - 4) Restaurants and taverns.
 - 5) Museum, galleries and potteries.
 - 6) Community Centers.
 - 7) Inns providing temporary (30 days or less) lodging facilities.
 - 8) Other uses developed within this Zone District which do not need to comply with Article IV, Section 4.20 of this Ordinance, being the Shoreline Protection Strip section, are as follows:
 - a) Boat houses and wet storage.
 - b) Boat, motor or related in-water marine repair establishments.
 - c) Excursion or sight-seeing boats.
 - d) Marinas.
 - 9) Other similar uses, provided that such uses shall be found to be similar to the preceding listed permitted uses by the Township Zoning Board of Appeals. The Township Zoning Board of Appeals shall make its determination of whether or not a proposed use is similar only after a public hearing has been held, with notice of said hearing published in a newspaper of general circulation a minimum of 15 days prior to the date of the hearing.

- 10) Apartments above all of the allowed uses, except dry boat storage and accessory uses.
 - a) Off street parking requirements – refer to Section 8.2 for residential uses.
 - b) Floor space requirements – refer to Section 6.3(f) (Section 6.6(e) does not apply).
- 11) Accessory uses customarily incidental to the preceding listed permitted uses including, but not limited to, off street parking and loading spaces, as required by Article VIII, and signs, as regulated by Article VII of this Ordinance.
- 12) Dry Boat Storage.

C) **HEIGHT REGULATIONS** – No building shall exceed thirty five (35) feet.

D) **AREA REGULATIONS** – No building or structure shall hereafter be erected, altered or enlarged unless the following yards and lot areas are provided and maintained in connection with such alteration, construction or enlargement.

- 1) **Front Yard** – There shall be a front yard of not less than twenty five (25) feet, provided that where established buildings on adjacent lots vary from this minimum, a new building shall be constructed with a front yard of no less depth than the average front yards of those buildings located on each side of the proposed building and provided that this provision shall not be interpreted to allow a front yard of less than fifteen (15) feet.
- 2) **Side Yards** – There shall be a side yard of not less than ten (10) feet in the “C-3” Zone District, provided that where it is the intent of two (2) buildings to share a common wall, side yards on the remaining sides be a minimum of twenty (20) feet. Where a use within the “C-3” Zone District is located on a corner lot, the side yard on the street side shall be twenty five (25) feet.
- 3) **Rear Yard** – For non-lake front property, there shall be a rear yard of not less than twenty-five (25) feet. For lake-front property, there shall be a rear yard of not less than 50 feet (except for uses listed in Section 6.6 B-8 above) and the regulations of the Walloon Lake Shoreline Protection Overlay District, Section 6.11, shall also be complied with.
- 4) **Lot Area** – The minimum lot area for use in this Zone District shall be six

thousand six hundred (6,600) square feet, with a minimum width of sixty six (66) feet at the front lot line.

- E) **FLOOR AREA REQUIREMENTS** – There shall be no minimum floor area requirements in this “C-3” Zone District.
- F) **OTHER DEVELOPMENT REGULATIONS.**
- 1) Docks, boat landings and similar structures shall comply with the side yard requirements of the “C-3” Zone District.
 - 2) No subsurface footings drain system shall empty directly into any water body.
 - 3) Any fill material used shall be of sand or gravel or other pervious material and shall not be allowed to enter the water by erosion or mechanical means.
 - 4) The developer or builder shall be required to ensure that new or altered structures in this Zoning District will not be damaged by flooding or flood hazards and that excessive soil erosion, adverse changes in the natural drainage courses, or unnecessary destruction of natural features will be avoided, or remedies will be provided.
 - 5) A development plan, in accordance with Article IV, Section 4.18, shall be submitted for uses in this Zoning District.