

ARTICLE TWELVE (12)

Primary Inland Growth Commercial District

Sec. 12.01 Purpose:

The PIGC Primary Inland Growth Commercial District is intended to accommodate commercial growth in Moran Township. The PIGC District allows for commercial operations along US-2 in areas where public water and sewer is or will be available. Since these businesses are visible, their design and placement need to be considered during site plan review. Strict application of the access management provisions is needed in this area. These businesses will serve Township residents, visitors, and the traveling public.

Sec. 12.02 Use Permitted by Right:

The Township Planning Commission permits the following uses and structures in the PIGC District with site plan approval.

- a. Business and professional office establishments that offer the following services on the premises:
 1. Financial institutions.
 2. Insurance offices.
 3. Real estate offices.
 4. Offices for attorneys, accountants, architects, engineers and similar professionals.
 5. Photographic studios.
 6. Business management consulting services.
 7. Mail or duplicating services.
- b. Establishments customarily related to medical and dental uses when located in a medical or dental building or complex and when intended primarily to serve the occupants of the building or complex in which they are located; including but not limited to:
 1. Pharmacies.
 2. Doctor and dentist offices.

3. Stores offering supportive or corrective garments and prosthetic appliances.
- c. Professional service establishments providing human health care, including hospitals, clinics, doctors' office, and nursing homes.
- d. Offices of non-profit organizations, such as professional membership organizations, labor unions, civic, social and fraternal associations, and political organizations.
- e. Retail establishments whose principal activity is the sale of new merchandise to the public. These include such establishments as household appliance stores; furniture stores; drug stores; hardware stores; clothing stores; specialty stores selling flowers, books, stationery, jewelry, novelties and gifts, tobacco, and small household articles; convenience stores selling fruit, meat, dairy products, produce, and alcoholic beverages; and other retail establishments similar to and compatible with the above
- f. Office or convenience commercial uses located in a structure originally erected for residential purposes, provided all commercial structure standards of the Township Building Code are complied with.
- g. Theaters, restaurants (standard), bars, clubs and other similar establishments, where the patrons are seated within a building or on porches and decks.
- h. Hotels and motels.
- i. Open air businesses such as retail sales of nursery stock, garden supplies, and fresh produce.
- j. Temporary outdoor uses or sales incidental to the business conducted on the premises.
- k. Group Daycare if approved by Special Review by the Zoning Administrator. Prior to the issuance of a permit, the Zoning Administrator shall review the site plan for the Group Daycare to determine if the following standards are met.
 1. It is located no closer than 1,500 feet to any of the following:
 - a. Another licensed group daycare home
 - b. A foster care home licensed under the Adult Foster Care Facility Licensing Act. P.A. 218 of 1979
 - c. A facility offering substance abuse and rehabilitation service to seven (7) or more people licensed under P.A. 368 of 1979
 - d. A community correction center, resident home, halfway house, or other similar facility which house inmate population under the jurisdiction of the Department of Corrections.
 2. Has appropriate fencing for the safety of the children in the group daycare home as determined by the local unit of government.

3. Maintains the property consistent with visible characteristics of the neighborhood.
4. Meets all applicable sign regulations.
5. Does not exceed sixteen (16) hours of operation within a twenty-four (24) hour period.

Sec. 12.03 Permitted Accessory Uses:

Any structural or mechanical use customarily incidental to the permitted principal use.

Sec. 12.04 Uses Permitted by Special Use Permit:

The following uses of land and structures may be permitted in this District, by the application for and the issuance of a Special Use Permit.

- a. Public or private recreational facilities, including parks, playgrounds, camps, parkways and similar recreational facilities.
- b. Public buildings and public service installations including municipal, administrative or public service buildings, utility and public service facilities and uses
- c. Laboratories, offices and other facilities for research, both basic and applied, conducted by or for any individual, organization or concern.
- d. Drive-in or fast food restaurants.
- e. Commercial and private kennels.
- f. Amusement enterprises, such as miniature golf courses, water slides, theme parks and other similar establishments.
- g. Educational institutions including public or private elementary and secondary schools, nursery schools and day care centers.
- h. Automobile repair shops
- i. Automatic and self-serve car wash establishments.
- j. Planned Unit Development.
- k. Soil, sand, or gravel removal, including quarries and other mining operations, in accordance with the requirements and procedures of Article 15, Transitional Use District.

Sec. 12.05 Site Development Standards:

The following maximum and minimum standards apply to all uses and structures in the PIGC Primary Inland Growth Commercial District.

a. Minimum Lot Area:

All uses shall require a minimum parcel size of twenty thousand (20,000) square feet of lot area.

b. Minimum Lot Width:

The minimum lot width shall be one hundred fifty (150) feet.

c. Maximum Lot Coverage:

The maximum lot coverage shall not exceed thirty-five (35) percent.

d. Yard and Setback Requirements:

1. Front Yard: Thirty (30) feet.

2. Side Yard: Ten (10) feet except in the case of a corner lot where the side yard on the street shall not be less than the setback required for the front yard. Five (5) feet of side yard width shall be added to the ten (10) feet required for each ten (10) feet of building height, or fraction thereof, above twenty (20) feet.

3. Rear Yard: Thirty (30) feet.

e. Maximum Height Requirements:

No structure shall exceed a maximum height of thirty-five (35) feet. Accessory buildings and structures shall not exceed a height of twenty (20) feet.

Sec. 12.06 Other Requirements:

a. All structures constructed within this District shall comply with the Access Management Provisions as regulated in Article 3 of this Ordinance.

b. Subject to the Performance Requirements listed in Article 16.