

ARTICLE 10
CM, COMMERCIAL MANUFACTURING DISTRICT

Section 10.01 Purpose of this Zoning District

The purpose of this district is to provide a place for people to shop, work, recreate, and provide services. Advancements in technology and building designs now allow for different uses to be adjacent that were once thought to be incompatible, such as a light manufacturing and commercial operations. Often, it is difficult to distinguish between these types of uses. Many retail shops manufacture items they sell and many manufacturing operations sell products they fabricate in the same location.

This zoning district focuses on the impacts from the intensity of these uses, not the types of uses. Landscaping, infrastructure capability, suitable building placement & scale, access management, bulk requirements, shared driveways, parking lot placement and design, and the site development standards are to be used in determining the appropriateness of an use.

Business operations should be grouped together so they can be served by common parking areas and to minimize the number of curb cuts and signs along major thoroughfare. Businesses should have pedestrian components to enable shoppers, employees, and clients to safely walk to adjacent uses.

Section 10.02 Uses Allowed with Site Plan Approval by the Zoning Administrator

The following uses of land and buildings are allowed in the CM, Commercial Manufacturing District, provided the Zoning Administrator finds that the proposed use satisfies all of the requirements of this Zoning Ordinance:

1. Consulting-type business related to executive, administrative, or professional occupations including, but not limited to, offices of a lawyer, accountant, insurance/real estate agent, architect, engineer, and similar occupation, not exceeding 11,999 square feet.
2. Business service establishments such as typing services, photocopying services, quick-printing establishments, and office supply stores, and similar establishments, not exceeding 11,999 square feet.
3. Personal service establishments which perform services on the premises, such as but not limited to: repair shops (watches, radio, television, shoe, etc.), tailor shops, beauty salon or barber shops, photographic studios, and self-service laundries and dry cleaners, not exceeding 11,999 square feet.
4. Health and athletic clubs, not exceeding 11,999 square feet.

5. Places of worship.
6. Day care centers, nursery schools.
7. Medical and veterinary clinics, except veterinary clinics having outdoor runs.
8. Standard restaurants not exceeding 11,999 square feet.
9. Any retail business, not exceeding 11,999 square feet, whose principal activity is the sale of merchandise in an enclosed building, except for sexually oriented merchandise.
10. Any service establishment of an office, showroom, or workshop nature including an electrician, decorator, dressmaker, baker, painter, upholster, or an establishment doing radio or home appliance repair, photographic reproduction, and similar establishment requiring a retail adjunct, except sexually oriented businesses. The service establishment shall not exceed 11,999 square feet.
11. Arcades not exceeding 11,999 square feet.
12. Self service laundromat not exceeding 11,999 square feet.
13. Retail warehouse outlets not exceeding 11,999 square feet.
14. Medical, dental, and optical laboratories that provide testing services or provide medical or dental devices such as artificial limbs, teeth, eye glasses not exceeding 11,999 square feet.
15. Banks, credit unions, savings and loan associations, and similar uses not having a drive-thru, not exceeding 11,999 square feet.
16. Clubs and fraternal organizations, except sexually oriented businesses, not exceeding 11,999 square feet.
17. Minor contractor yard.
18. Mortuaries and funeral homes.
19. Living quarters above a commercial operation.
20. Accessory structures and uses customarily incidental to the above permitted uses.
21. Sexually oriented businesses not exceeding 11,999 square feet.
22. Small Wind Energy System 35 feet in height or less.

23. Co-location of Wireless Communication Antenna(s).
24. Top Soil Extraction
25. *Farm Markets*

Section 10.03 Uses Allowed with Site Plan Approval by the Planning Commission

The following uses of land and buildings are allowed in the CM, Commercial Manufacturing District, provided the Planning Commission finds that the proposed use satisfies all of the requirements of this Zoning Ordinance:

1. Standard restaurants exceeding 11,999 square feet.
2. Any retail business exceeding 11,999 square feet whose principal activity is the sale of merchandise in an enclosed building, except for sexually oriented merchandise.
3. Any service establishment exceeding 11,999 square feet, which includes an office, showroom, or workshop nature including an electrician, decorator, dressmaker, baker, painter, upholster, or an establishment doing radio or home appliance repair, photographic reproduction, and similar establishment requiring a retail adjunct, except sexually oriented businesses.
4. Arcades exceeding 11,999 square feet.
5. Publicly owned and operated municipal buildings, libraries, and recreation areas.
6. Self service laundromat exceeding 11,999 square feet.
7. Consulting-type business related to executive, administrative, or professional occupations including, but not limited to, offices of a lawyer, accountant, insurance/real estate agent, architect, engineer, and similar occupation, exceeding 11,999 square feet.
8. Business service establishments such as typing services, photocopying services, quick-printing establishments, offices supply stores, and similar establishments, exceeding 11,999 square feet.
9. Personal service establishments which perform services on the premises, such as but not limited to: repair shops (watches, radio, television, shoe and etc.), tailor shops, beauty salon or barber shops, and photographic studios, exceeding 11,999 square feet.
10. Health and athletic clubs exceeding 11,999 square feet.

11. Accessory structures and uses customarily incidental to the above permitted uses.
12. Sexually oriented businesses exceeding 11,999 square feet.
13. Communication Towers.

Section 10.04 Uses Permitted by Special Use Permit

The following uses of land and buildings are allowed by Special Use Permit in the CM, Commercial Manufacturing District, provided the Township Board finds that the proposed use complies with the special standards and satisfies all the requirements of the Zoning Ordinance:

1. Theaters, auditoriums, concert halls, or similar places of assembly when conducted within a completely enclosed building.
2. Mini-warehouse (self-storage facility)
3. Banquet halls.
4. Banks, credit unions, savings and loan associations, and similar uses having a drive-thru.
5. Hospitals.
6. Mega-church
7. Gasoline filling stations.
8. Carry-out restaurants, fast-food establishments, or drive-in restaurants.
9. Automobile wash and automatic car wash establishments.
10. Salesrooms, rental facilities, and/or sales lots for new and/or used automobiles, recreation vehicles, trucks, heavy equipment, mobile homes, trailers, modular homes, and agricultural machinery. Open-air business uses for the sale of manufactured products, such as similar to garden furniture, earthenware, hardware items, building materials, or the rental of manufactured products or equipment, small tools, trailers, and similar products and equipment.
11. Automobile service stations providing tires (but not recapping), batteries, mufflers, undercoating, auto glass, reupholstering, wheel balancing, shock absorbers, wheel alignments, and minor tune-ups only.
12. Major contractor yard, building materials sales yard, including but not limited to

- rock, sand, gravel (but excluding asphalt mixing).
13. Asphalt plant, cement mixing operation.
 14. Automobile repair garages
 15. Veterinary clinics with outdoor runs.
 16. Planned business development.
 17. Planned unit development
(Amendment 104-05-08-02; Effective 10/11/05)
 18. *Recreation activities including but not limited to campgrounds, and recreational vehicle parks.*
 19. Truck terminals, warehousing, and material distribution centers, provided all products are enclosed within a building.
 20. Assembly of merchandise such as electrical appliances, electronic or precision instruments and articles of similar nature.
 21. Packaging of previously prepared materials, but not including the bailing of discards, old iron or other metal, wood, lumber, glass, paper, rags, cloth or other similar materials.
 22. Printing, lithographic, blueprinting and similar uses.
 23. Lumber yards including incidental millwork.
 24. Motels and hotels.
 25. Retail warehouse outlets exceeding 11,999 square feet.
 26. Public utility service yard or electrical receiving transforming station.
 27. Auction sales facility.
 28. Clubs and fraternal organizations exceeding 11,999 square feet.
 29. Medical, dental, and optical laboratories that provide testing services or provide medical or dental devices such as artificial limbs, teeth, eye glasses exceeding 11,999 square feet.
 30. Light manufacturing industrial uses which by the nature of the materials; equipment and processing utilized are to be considered clean, quiet, and free from

objectionable or dangerous nuisance or hazard, including any of the following uses when conducted within a completely enclosed building.

- a. The manufacturing, compounding, processing, and packaging or treatment of bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, condiments, (except fish, sauerkraut, vinegar, and yeast).
 - b. The manufacturing, compounding, assembling, or treatment of articles or merchandise from the following prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shells, textiles, tobacco, wood (excluding planning mill), yarns, and paint not requiring a boiling process.
 - c. The manufacturing of musical instruments, toys, novelties, rubber or metal stamps.
 - d. The manufacturing of pottery, figurines or similar ceramic products, using previously pulverized clay.
 - e. The manufacturing of and/or maintenance of electric and neon signs, billboards, commercial advertising structures, sheet (light) metal products, including heating and ventilating ducts and equipment, cornices, eaves, and the like.
 - f. Blacksmith shop, machine shop or wrought iron shop.
 - g. Commercial laundromat, central dry cleaning or laundry plants, cleaning, and dyeing works, and carpet or rug cleaning.
 - h. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacturing of small parts, such as condensers, transformers, crystal holders, and the like.
 - i. Laboratories, experimental or testing for research and development.
31. Small Wind Energy System over 35 feet in height.
 32. Large Wind Energy System.
 33. Multi-Family Residential Developments (Amendment 104-05-16-01; Effective 5/19/2016)

Section 10.05 General Regulations

1. Merchandise shall be displayed or stored only within enclosed buildings. The Planning Commission, upon application of the property owner, may modify this requirement to permit limited displays immediately adjacent to the building upon finding the display is customarily found in connection with the nature of the operation or use. The display area shall not exceed 10% of the lot area and shall have perimeter landscaping.
2. The warehousing or indoor storage of goods and materials, beyond that normally incidental to the above permitted uses, shall be prohibited.

Section 10.06 Area and Bulk Requirements

The following regulations shall apply to all uses within the CM, Commercial Manufacturing District.

1. **Minimum Lot Area and Width.** The use and provisions of the business shall determine the minimum lot area and width (see Article 18).
2. **Height.** The maximum building height for a structure shall be fifty-five (55) feet, except as otherwise provided in this Ordinance.
3. **Setback Requirements.** Except as otherwise specifically provided in this Ordinance, no structure shall be erected within the required setbacks areas as listed below:
 - a. The minimum front yard setback for all structures shall be fifty (50) feet.
 - b. The minimum front setback for a parking lot or area shall be twenty-five (25) feet.
 - c. The minimum rear yard setback shall be twenty-five (25) feet.
 - d. The minimum street side yard setback shall be fifty (50) feet.
 - e. The minimum interior side yard setback for a lot abutting a lot that is not zoned Commercial Manufacturing shall be twenty-five (25) feet.
 - f. There shall be no interior side yard setback requirement along the interior side lot line of a Commercial/Manufacturing zoned lot, except as otherwise specified in the Building Code.
4. **Lot Coverage.** The maximum percentage of coverage shall be determined by the use provisions of required off-road parking, loading and unloading, and required yards.

5. Loading Dock. Loading space shall be provided in the rear or side yard in accordance to Article 19. Loading spaces and overhead doors shall not face a road right-of-way or residential zoned lot.