
SUMPTER TOWNSHIP

TEXT AMENDMENT TO THE TOWNSHIP ORDINANCE

The Sumpter Township Board of Trustees approved the following text amendment to the Township ordinance language changes made to the ordinance Article 4, C-1 and C-2 Zoning District and Section 6.37 text amendments.

Section 4.13. C-1, local commercial district.

Intent and purpose. This district is established to serve the convenience shopping and personal service needs of persons residing in adjacent residential areas, but with the restrictions necessary to minimize any disturbance to those areas. These regulations are intended to discourage strip or linear development, and to encourage stable and desirable development in a cluster or planned pattern.

Section 4.13.1. Permitted land uses.

- (a) Business service establishments, including, but not limited to typing services, photocopying services, office supply stores, and similar establishments.
- (b) Credit unions, banks, savings and loan offices and similar financial institutions.
- (c) Data processing and computer centers including the servicing and maintenance of electronic data processing equipment.
- (d) Day care centers, subject to section 6.2.
- (e) Dry cleaners (coin-operated or distribution station) and dry cleaning/laundry outlet.
- (f) Essential services and structures of public utility companies, transmission, distribution lines and pipelines of public utility companies, when new rights-of-way or easements, subject to section 5.4.
- (g) Funeral homes and mortuaries, subject to section 6.19.
- (h) Governmental offices and public buildings.
- (i) Health and fitness clubs.
- (j) Libraries and museums.
- (k) Housing for the elderly and nursing homes/convalescent centers, subject to sections 6.3 and 6.24.
- (l) Meeting halls, clubs, and similar uses designed to serve the needs of the members rather than of the general public.
- (m) Medical and dental offices including clinics but not for the care or boarding of a person on an around-the-clock basis.
- (n) Office-type business related to executive, administrative, or professional occupations including, but not limited to, offices of a lawyer, accountant, tax consultant, financial advisor, insurance/real estate agent, architect, engineer and similar occupations.
- (o) Personal service establishments including, but not limited to watch, small appliance, shoe, and television repair shops, and beauty and barber shops, tailor and seamstress shops, upholstery shops.
- (p) Pet grooming facilities for small household pets.
- (q) Restaurants, carry-out or sit down.
- (r) Retail businesses of less than thirty thousand (30,000) square feet in gross floor area and supplying commodities, including, but not limited to antiques, automobile parts, tire stores, baked goods, books, candy, clothing, delicatessen products, dairy products, drugs (with or without pharmacy), florist, furniture, gifts,

groceries, magazines and newspapers, party store items (including package liquor), meats, notions, hardware, and other similar commodities.

- (s) Studios for professional work and/or teaching of interior decorating, photography, music, drama, and/or dance.
- (t) Veterinary hospitals or clinics, subject to section 6.52.

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- (u) Wind energy conversion systems, subject to section 6.53.
 - (v) Uses similar to the above permitted principal land uses.

Section 4.13.2. Special land uses.

The following special uses of land, building and structures are permitted, subject to the provisions of section 3.3, special land uses:

- (a) All drive-in or drive through facilities, subject to section 6.17.
- (b) Automobile filling stations, repair garages, service stations, subject to section 6.8.
- (c) Automobile washes or car wash establishments, subject to section 6.9.
- (d) Bars, lounges and night clubs.
- (e) Commercial greenhouses or plant nurseries, subject to section 6.35.
- (f) Commercial recreational facilities, indoor or outdoor, subject to section 6.36.
- (g) Large scale retail facilities-subject to section 6.30.
- (h) Kennels, commercial, subject to section 6.29.
- (i) Motels and hotels, subject to section 6.34.
- (j) Quick lube/oil change operations, subject to section 6.8.
- (k) Self-storage facilities, subject to section 6.46.
- (l) Theatres, when fully enclosed.
- (m) Transient and temporary amusements, subject to section 6.50.
- (n) Wireless communication facilities, subject to section 6.54.
- (o) Uses similar to the above permitted principal special land uses.

Section 4.14. C-2, general business district.

Intent and purpose. This district is established to serve the overall shopping needs of the population both within and beyond the township boundaries, including both convenience and comparison goods.

Section 4.14.1. Permitted land uses.

- (a) All permitted principal land uses in the C-1, local business district.
- (b) Automobile filling stations, repair garages and service stations, subject to section 6.8.
- (c) Automobile washes or car wash establishments, subject to section 6.9.
- (d) Commercial recreational facilities, indoor or outdoor, subject to section 6.36.
- (e) Large scale retail facilities subject to section 6.30.
- (f) Veterinary hospitals and clinics, subject to section 6.52.
- (g) Wind energy conversion systems, subject to section 6.53.
- (h) Uses similar to the above permitted principal uses.

Section 4.14.2. Special land uses.

The following special uses of land, building and structures are permitted, subject to the provisions of section 3.3, special land uses:

- (a) All drive-in or drive through facilities, subject to section 6.17.
- (b) Animal rescues or shelters, subject to section 6.6.
- (c) Assembly and dance halls.
- (d) Auto body and paint shops, subject to section 6.8.
- (e) Banquet halls and similar rental facilities.
- (f) Bars, lounges and night clubs.
- (g) Commercial greenhouses or plant nurseries, subject to section 6.35.
- (h) Hospitals and health clinics, subject to section 6.21.
- (i) Kennel, commercial, subject to section 6.29.
- (j) Reserved.
- (k) Motels and hotels, subject to section 6.34.
- (l) Outdoor sales, storage lots and display areas, subject to section 6.35.
- (m) Quick lube/oil change operations, subject to section 6.8.
- (n) Theatre, when fully enclosed.
- (o) Transient, temporary amusements, subject to section 6.50.
- (p) Wireless communication facilities, subject to section 6.54.
- (q) Uses similar to the above permitted principal special land uses.

Section 4.15. LI, light industrial district.

Intent and purpose. This district is established to make available resources and services essential to high quality light industrial development, including manufacturing, office/research, warehousing and distribution, and other similar light and low impact industrial uses, while also guarding against the encroachment of these uses into districts where they may be considered incompatible.

Section 4.15.1. Permitted land uses.

- (a) Business research, development and testing laboratories and offices.
- (b) Essential services and structures of public utility companies, transmission, distribution lines and pipelines of public utility companies, when new rights-of-way or easements.
- (c) Industrial park, subject to section 6.26.
- (d) Industrial research, development and testing laboratories and offices.
- (e) Manufacturing, compounding, processing, packaging or treatment of the following uses when conducted completely within a building, structure or an area enclosed and screened from external visibility beyond the lot lines of the parcel upon which the use is located:
 - (1) Electrical appliances, electronic instruments and devices.

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- (2) Food, cosmetics, pharmaceuticals, toiletries, hardware and cutlery.
 - (3) Jewelry, silverware and plated ware, metal or rubber stamps, or other small molded products, musical instruments and parts, toys, amusement, sporting and athletic goods, office and artists materials, notions, signs and advertising displays.
 - (4) Office, computing and accounting machines.
 - (5) Previously prepared materials including, but not limited to bone, canvas, cellophane, ceramic, clay, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, sheet metal (excluding large stampings including, but not limited to automobile fenders or bodies), shell, textiles, tobacco, wax, wire, wood, (excluding saw and planing mills), and yarns.
 - (6) Professional, scientific and controlling instruments, photographic and optical goods.
- (f) Printing, publishing and allied industries.
 - (g) Research, development and testing laboratories and offices.
 - (h) Wind energy conversion systems, subject to section 6.53.
 - (i) Uses similar to the above permitted principal land uses.

Section 4.15.2. Special land uses.

The following special uses of land, building and structures are permitted, subject to the provisions of section 3.3, special land uses:

- (a) Adult regulated uses, subject to section 6.4.
- (b) Airports, airstrips, helicopters and other vertical landing take off craft landing ports and aircraft landing fields, subject to section 6.5.
- (c) Auto body and paint shops, subject to section 6.8.
- (d) Central dry cleaning plants or laundries provided that such plants shall not deal directly with consumers at retail.
- (e) Construction and farm equipment sales, subject to section 6.37.
- (f) Flea markets and open air businesses.
- (g) Landfills, per the Sumpter Township Landfill ordinance.
- (h) Major vehicle repair shops and overhauling facilities, vehicle bump and paint shops and the like, subject to section 6.8.
- (i) Manufacturing, compounding, processing, packaging or treatment of the following uses:
 - (1) Asphalt, concrete, construction or petroleum products defined as hazardous by the state fire marshal.
 - (2) Electric or neon signs.
 - (3) Fabricated metal products, excepting heavy machinery and transportation equipment.
 - (4) Furniture and fixtures.
 - (5) Monuments, cut stone, stone cutting and stone products.
- (j) Medical marihuana facility, subject to section 6.56.
- (k) Metal fabrication, and tool and die shops.
- (l) Open storage of building materials, sand, gravel, stone, lumber, open storage or construction contractor's equipment and supplies, subject to section 6.20.

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- (m) Public or private waste or water treatment facilities.
 - (n) Radio, television, telephone, transmitter towers.
 - (o) Self-storage facilities, subject to section 6.46.
 - (p) Storage of commercial and recreational vehicles subject to section 6.14.
 - (q) Tennis houses, ice arenas, soccer complexes and other similar uses involving large structures of the type than can be easily converted to industrial usage.
 - (r) Trucking and transit terminals.
 - (s) Vocational training facilities, subject to section 6.13.
 - (t) Warehousing and materials distribution centers.
 - (u) Wholesale of goods and materials.
 - (v) Wireless communication facilities, subject to section 6.54.
 - (w) Uses similar to the above permitted principal special land uses.
 - (x) Large solar energy systems.
 - (y) Automobile showrooms and outdoor sales space for the sale of new and used automobiles, farm equipment and recreational vehicles, subject to section 6.37.

Section 4.16. GI, general industrial district.

Intent and purpose. This district is established to provide locations for the development of medium to heavy industrial uses. Such uses primarily include those involved in manufacturing, assembly and fabrication. It is intended that this district be located where adequate utilities and suitable road and rail access are available.

Section 4.16.1. Permitted land uses.

- (a) All permitted principal land uses in the LI, light industrial district.
 - (b) Industrial park, subject to section 6.26.
 - (c) Manufacturing, compounding, processing, packaging or treatment of the following uses:
 - (1) Automobile and machine manufacturing and assembly, not including tires.
 - (2) Furniture and fixtures.
 - (3) Prefabricated buildings and structural members.
 - (4) Stone, clay and glass products including, but not limited to flat glass, pressed or blown glass and glasscut stone and stone products, and abrasive, asbestos and miscellaneous non-metallic mineral products.
 - (d) Radio, television, telephone, transmitter towers.
 - (e) Self-storage facilities, subject to section 6.46.
 - (f) Storage of commercial and recreational vehicles subject to section 6.14.
 - (g) Large solar energy systems.
 - (h) Vocational training facilities, subject to section 6.13.
 - (i) Warehousing and materials distribution centers.
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- (j) Wholesale of goods and materials.
 - (k) Wind energy conversion systems, subject to section 6.53.
 - (l) Wireless communication facilities, subject to section 6.54.
 - (m) Uses similar to the above permitted principal land uses.

Section 4.16.2. Special land uses.

The following special uses of land, building and structures are permitted, subject to the provisions of section 3.3, special land uses:

- (a) Airports, airstrips, helicopters and other vertical landing take off craft landing ports and aircraft landing fields, subject to section 6.5.
- (b) Central dry cleaning plants or laundries provided that such plants shall not deal directly with consumers at retail.
- (c) Construction and farm equipment sales, subject to section 6.37.
- (d) Container warehouse facilities, subject to section 6.16.
- (e) Incineration of any refuse, industrial, hazardous or other wastes when conducted within an approved and enclosed incineration plant, subject to section 6.27.
- (f) Major vehicle repair shops and overhauling facilities, vehicle bump and paint shops and the like, subject to section 6.8.
- (g) Manufacturing, compounding, processing, packaging or treatment of the following uses:
 - (1) Aluminum, bronze, copper, copper-base alloy and nonferrous castings.
 - (2) Asphalt, concrete, construction or petroleum products defined as hazardous by the state fire marshal.
 - (3) Chemical products including, but not limited to plastic materials, medicinal, chemical, biological products, and pharmaceutical preparations.
 - (4) Electric or neon signs.
 - (5) Leather and leather products including, but not limited to, industrial belting and packing, footwear, gloves and mittens, luggage and handbags.
 - (6) Machinery including, but not limited to engines and turbines, farm machinery and equipment, and industrial machinery and equipment.
 - (7) Transportation equipment including, but not limited to motor vehicle equipment and parts, motorcycles, bicycles and parts.
 - (8) Wooden containers and pallets.
- (h) Reserved.
- (i) Metal fabrication, plating, buffing and polishing and tool and die shops.
- (j) Open storage of building materials, sand, gravel, stone, lumber, open storage or construction contractor's equipment and supplies, subject to section 6.20.
- (k) Processing of any mined or excavated material.
- (l) Railroad yards and railroad terminal activities.
- (m) Salvage yards, scrap waste and wholesaling, subject to section 6.44.
- (n) Slaughterhouses, subject to section 6.48.

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- (o) Sludge processing and similar resource recovery operations, subject to section 6.50.
 - (p) Tennis houses, ice arenas, soccer complexes and other similar uses involving large structures of the type which can be easily converted to industrial usage.
 - (q) Trucking and transit terminals.
 - (r) Uses similar to the above permitted principal special land uses.
 - (s) Large solar energy systems.
 - (t) Medical marihuana facility, subject to section 6.56.
 - (u) Automobile showrooms and outdoor sales space for the sale of new and used automobiles, farm equipment and recreational vehicles, subject to section 6.37.

Section 6.37. - Showrooms and outdoor sales of automobiles, farm equipment and recreational vehicles.

Showrooms and/or outdoor sales of new and used automobiles, farm equipment, and recreational vehicles, as defined by this ordinance, shall be subject to the following requirements:

- (a) On Industrial Property: No person shall offer, show, or display for sale an automobile, recreational vehicle or farm equipment on Industrially-zoned or used property unless special land use and site plan approval have been granted by the Planning Commission and Township Board, and the person is in possession of a valid vehicle dealer license for said property, subject to the following requirements:
 - (1) Separation shall be made between the pedestrian sidewalk and vehicular parking and maneuvering areas with the use of curbs, wheel stops, greenbelts or traffic islands.
 - (2) All activities related to vehicle washing, service and repair equipment shall be entirely enclosed within a building.
 - (3) Driveways shall be designed to accommodate the type and volume of vehicular traffic using the site and located in a manner which is compatible with uses located adjacent to and across from the site.
 - (4) Inoperative vehicles or discarded or salvaged materials shall not be stored anywhere on the property.
 - (5) Automobile sales may be permitted on the premises of repair garages and service stations as a special land use, given that the property meets the specific use standards for outdoor automobile sales contained within this section.
 - (6) No banners or flags are permitted except as permitted in Article 9.
 - (7) A landscaped greenbelt measuring a minimum of ten (10) feet in width shall be provided in accordance with section 7.7 along all perimeters. No vehicles or merchandise shall be displayed within the required greenbelt.

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- (8) Where a showroom or outdoor sales area abuts any residentially zoned or used property, the requirements for protective screening shall be provided as specified in section 7.7. All masonry walls shall be protected by a fixed curb or barrier to prevent vehicles from contacting the wall.
 - (9) There shall be no broadcast of continuous music and/or announcements over any loudspeaker or public address system.
 - (10) The automobile sales agency must be located on a site having frontage of no less than one hundred and fifty (150) feet and area of no less than one (1) acre, or two (2) acres if automotive sales and a repair garage are proposed.
- (b) On Residential Property: Outdoor sales of used automobiles on residentially-zoned or used property shall be subject to the following requirements:
- (1) A residential homeowner may have not more than two (2) privately-owned vehicles for sale on the site of such dwelling unit at any time.
 - (2) No such sales or vehicle displays shall occur for more than ninety (90) total days during any calendar year on a given lot.
 - (3) Vacant residential lots or parcels shall not be utilized for the sale of vehicles.
 - (4) All vehicles displayed for sale shall be legally registered to the occupant of the premises or an immediate family member of the occupant as the record title owner of the vehicle.
 - (5) Vehicles listed for sale may not be placed within a street right-of-way.
 - (6) Vehicles displayed for sale shall be in operating condition in accordance with section 5.14.

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Don LaPorte

Township Clerk

Sumpter Township