

CHAPTER 7A
LC – LIGHT COMMERCIAL DISTRICT

SECTION 7A.01 DESCRIPTION AND PURPOSE (effective 4/26/2005)

This District is intended to accommodate uses which can provide office and personal services for visitors to, and residents of, Courtland Township. These uses are of moderate intensity and conducted indoors, and could be located in proximity to Residential Districts if appropriately designed.

SECTION 7A.02 PERMITTED USES

Land and/or buildings in the LC District may be used for the following purposes as Permitted Uses, subject to the approval of a site plan, in accordance with the requirements of Chapter 11:

- A. Office buildings for any of the following occupations:
 - 1. Executive, business administrative, professional, accounting, drafting, and other similar professional activities.
 - 2. Medical and dental offices and clinics.
 - 3. Veterinary clinics, provided all activities are conducted indoors, and if overnight boarding is limited to animals receiving veterinary care.
- B. Banks, credit unions, savings and loan associations.
- C. Personal service establishments conducting services on the premises, including barber and beauty shops.
- D. Fitness centers with a total floor area less than 5,000 square feet.
- E. Catering establishment, pet shop including grooming services, medical or dental laboratories.
- F. Churches.
- G. Schools.
- H. Buildings, structures, and uses accessory to permitted uses.

SECTION 7A.03 SPECIAL LAND USES

Land and/or buildings in the LC-District may be used for the following purposes following review by Planning Commission and approval by the Township Board as a Special Land Use as regulated by Chapter 12:

- A. Funeral homes and mortuary establishments.
- B. Towers in excess of fifty (50) feet in height for Commercial Wireless Telecommunication Services, and related equipment and accessory structures.
- C. Commercial storage warehouses.
- D. Utility and public service buildings, without storage yards.

SECTION 7A.04 SITE DEVELOPMENT REQUIREMENTS

No building or structure, nor the enlargement of any building or structure, shall be thereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.

- A. The outdoor conduct of business or storage of goods or materials is prohibited.
- B. A maximum of one (1) driveway per street shall be permitted per principal use, or collective principal use, as defined in Section 2.03.A. A second driveway may be permitted provided that such drive is constructed and permitted to share access with an adjoining principal use or existing lot within the same zoning district. The Planning Commission may permit additional driveways, if justified by a professional traffic study provided by the applicant or owner indicating the need for such additional driveways.
- C. Parking areas shall be screened from the street by screening consisting of, at a minimum, a three (3) foot high continuous obscuring screen comprised of plant material, berming, screen walls or fences, or any combination of these elements.
- D. Parking lots and driveways providing access to corner lots shall be required to gain sole access from the lesser traveled of the two (2) intersecting streets. For the purposes of this paragraph, “lesser traveled” shall mean the street having the lowest daily traffic volume, or as may be determined by the Planning Commission where traffic count information is not available or was counted more than two (2) years prior to the date of the application submission.
- E. Lighting fixtures for parking lots shall be no higher than fifteen (15) feet and shall be provided with cutoff light fixtures so as to minimize the amount of light extending into areas outside of the parking lot.

FRONT YARD	Minimum setback of 40 feet.
	The entire required front yard, except for necessary entrance drives, shall be landscaped.
SIDE YARD	Side abutting Residential Districts or uses – 25 feet
	Side abutting other Districts – 10 feet Street sides of a corner lot – 40 feet
REAR YARD	25 feet
LOT COVERAGE	40%
BUILDING HEIGHT	35 feet or 2 ½ stories
MINIMUM LOT AREA	30,000 square feet
MINIMUM LOT WIDTH	150 feet