

**CHAPTER 7B**  
**C – GENERAL COMMERCIAL DISTRICT**

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

This District is intended to accommodate uses which can provide general commercial services for visitors to, and residents of, Courtland Township, including auto-related uses which would ordinarily be incompatible with the character of Residential Districts.

**SECTION 7B.02 PERMITTED USES**

Land and/or buildings in the C 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. Any use permitted by right in the LC District.
- B. Fitness centers.
- C. Retail stores, conducted entirely inside an enclosed building. (Outdoor sales may be approved as an Open Air Business.)
- D. Restaurants, which do not include drive through facilities.
- E. Establishments renting equipment, furnishing or goods intended for customary household use, in a completely enclosed building. (Outdoor storage may be approved as an Open Air Business.)
- F. Retail sales at auction in a completely enclosed building. (Outdoor sales area may be approved as an Open Air Business.)
- G. Private clubs, fraternal organizations, and lodge halls.
- H. Dry-cleaning and laundry establishments performing cleaning operations on the premises, including retail/service operations.
- I. Commercial child care centers.
- J. Buildings, structures, and uses accessory to permitted uses.
- K. Laboratories (experimental, film or testing).
- L. Trade or industrial schools.

### **SECTION 7B.03      SPECIAL LAND USES**

Land and/or buildings in the C-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: (10-19-93)

- A. Commercial greenhouses and nurseries.
- B. Commercial kennels.
- C. Funeral homes and mortuary establishments.
- D. Hotels and motels.
- E. Theaters, or similar places of public assembly.
- F. Restaurants with drive-through facilities.
- G. Vehicle service stations and body shops.
- H. Vehicle wash establishments, either self-serve or automatic.
- I. Open air businesses.
- J. Veterinary hospitals and animal clinics.
- K. Bowling alleys, and other indoor recreational facilities (subject to the same special land use standards as bowling alleys.)
- L. Commercial storage warehouses.
- M. Warehousing, bulk storage, and transport of propane, liquid petroleum, fuel oil, and similar fuels, not including gasoline, used by consumers in the Township and surrounding areas. (1-3-96)
- N. Towers in excess of fifty (50) feet in height for Commercial Wireless Telecommunication Services, and related equipment and accessory structures. (11-5-97)
- O. Contractor's showrooms and storage yards, subject to the special land use standards applicable to Open Air Business, to the extent any portion of the operation is located outdoors.
- P. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- Q. Removal and processing of topsoil, stone, rock, sand, gravel, lime or other soil or mineral resources.

**SECTION 7B.04      SITE DEVELOPMENT REQUIREMENTS**

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

- A.      The outdoor storage of goods or materials shall be prohibited in the required front yard. Goods or materials stored in the side or rear yard shall be screened from the view from the street or from abutting properties.
  
- 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. (1-3-96)
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