

**Section 4.13****C-H, Commercial Highway****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. This district is intended to provide areas for retail businesses which are located along Federal and State highways and major arterial streets designated as such in the "Highway Plan" of the County of Lenawee of current adoption.

**Section 4.13.1 Permitted Principal Land Uses**

- (a) All permitted principal land uses in the C-R, 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 6.33.
- (e) Large scale retail facilities subject to Section 6.28.
- (f) Veterinary hospitals and clinics, subject to Section 6.46.
- (g) Uses similar to the above permitted principal uses.

**Section 4.13.2 Permitted Principal Special Land Uses**

The following special uses of land, building and structures are permitted, subject to the provisions of Section 3.4, Special Land Uses:

- (a) All drive-in or drive through facilities, subject to Section 6.16.
- (b) Animal rescues or shelters, subject to Sections 6.6.
- (c) Assembly and dance halls.
- (d) Auto body and paint shops, subject to Section 6.8.
- (e) Automobile and farm equipment sales (new, used and rental), subject to Section 6.8.
- (f) Banquet halls and similar rental facilities.
- (g) Bars, lounges and night clubs.
- (h) Commercial greenhouses or plant nurseries, subject to Section 6.32.

- (i) Health clinics.
- (j) Hospitals, subject to Section 6.19.
- (k) Kennel, Commercial, subject to Section 6.26.
- (l) Mobile home and recreational vehicle sales, service and repair, subject to Section 6.8.
- (m) Motels and hotels, subject to Section 6.31.
- (n) Outdoor sales, storage lots, and display areas, subject to Section 6.34.
- (o) Quick lube/oil change operations, subject to Section 6.8.
- (p) Self storage facilities, subject to Section 6.41.
- (q) Theatre, when fully enclosed.
- (r) Transient, temporary amusements, subject to Section 6.44.
- (s) Wireless Communication Facilities, subject to Section 6.48.
- (t) Uses similar to the above permitted principal special land uses.

**Section 4.13.3 Permitted Accessory Land Uses**

The following permitted accessory uses are permitted, subject to the provisions of Section 5.2, Accessory Buildings, Structures and Uses:

- (a) Buildings, structures and uses customarily incidental to the operation of a principal or special land use permitted in this District.
- (b) Temporary buildings for construction projects.
- (c) Warehouse/indoor storage associated with a retail sales business.
- (d) Seasonal outdoor dining, operated by a restaurant or other food establishment that sells food for immediate consumption.

## Section 4.11

## C-P, Business Professional District

### **Intent and Purpose**

This district is established to accommodate low-intensity, office-type professional and administrative services necessary for the normal conduct of a community's activities. These areas shall have the following characteristics: allowable activities to take place in attractive buildings in landscaped settings, they generally operate during normal daytime business hours, they produce a minimal amount of traffic, and their use characteristics make them compatible with adjacent residential uses. A limited range of convenience and service businesses is permitted within larger office developments for the benefit of office personnel and visitors, provided that office remains the predominant use within the district.

### **Section 4.11.1 Permitted Principal 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) Government and municipal buildings and structures.
- (f) Meeting halls, clubs, and similar uses designed to serve the needs of the members rather than of the general public.
- (g) Medical and dental offices including clinics but not for the care or boarding of a person on an around-the-clock basis.
- (h) Medical or dental laboratories that provide testing services or provide medical or dental devices including, but not limited to artificial limbs, organs, teeth, etc.
- (i) 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.
- (j) Pet grooming facilities for small household pets.
- (k) Studios for professional work and/or teaching of interior decorating, photography, music, drama, and/or dance.
- (l) Veterinary hospitals or clinics, subject to Section 6.46.

- (m) Uses similar to the above permitted principal land uses.

#### **Section 4.11.2 Permitted Principal Special Land Uses**

The following special uses of land, building and structures are permitted, subject to the provisions of Section 3.4, Special Land Uses:

- (a) Essential services and structures of public utility companies, transmission, distribution lines and pipelines of public utility companies, when new rights-of-way or easements.
- (b) Funeral homes and mortuaries, subject to Section 6.17.
- (c) Permitted principal use with a drive-through, subject to Section 6.16.
- (d) Uses similar to the above permitted principal special land uses.

#### **Section 4.11.3 Permitted Accessory Land Uses**

The following permitted accessory uses are permitted, subject to the provisions of Section 5.2, Accessory Buildings, Structures and Uses:

- (a) Buildings, structures and uses customarily incidental to the operation of a permitted principal or special land use in this District.
- (b) Health and fitness facilities when associated with a permitted principal use.
- (c) Medical supply stores limited to the sale or rental of medical devices including, but not limited to wheel chairs, crutches, etc., corrective garments, prostheses, optical corrective lens, etc.
- (d) Pharmacies limited to the sale of prescription drugs, patent medicines, and products for the treatment of illnesses or injuries.
- (e) Retail business normally associated with and complementary to office districts, including, but not limited to stationary shops, office supplies, and office machine repair, so long as there is no entrance and exit directly to the outside of the building to and from such retail businesses.

**Section 4.12****C-R, Restricted 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 4.12.1 Permitted Principal Land Uses**

- (a) All permitted principal land uses in the C-P, Office and Professional District.
- (b) Dry cleaners (coin operated or distribution station) and dry cleaning/laundry outlet.
- (c) Essential services and structures of public utility companies, transmission, distribution lines and pipelines of public utility companies, when new rights-of-way or easements.
- (d) Funeral homes and mortuaries, subject to Section 6.17.
- (e) Health and fitness clubs.
- (f) Libraries and museums.
- (g) Housing for the Elderly and Nursing Homes/Convalescent Centers, subject to Sections 6.22.
- (h) 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.
- (i) Restaurants, carry-out or sit down.
- (j) Retail businesses of less than 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.
- (k) Uses similar to the above permitted principal land uses.

**Section 4.12.2 Permitted Principal Special Land Uses**

The following special uses of land, building and structures are permitted, subject to the provisions of Section 3.4, Special Land Uses:

- (a) All drive-in or drive through facilities, subject to Section 6.16.
- (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) Bars, lounges and night clubs.
- (e) Commercial recreational facilities, indoor or outdoor.
- (f) Large scale retail facilities, subject to Section 6.28.
- (g) Kennels, Commercial, subject to Section 6.26.
- (h) Transient and temporary amusements, subject to Section 6.44.
- (i) Wireless Communication Facilities, subject to Section 6.48.
- (j) Uses similar to the above permitted principal special land uses.

**Section 4.12.3 Permitted Accessory Land Uses**

The following permitted accessory uses are permitted, subject to the provisions of Section 5.2, Accessory Buildings, Structures and Uses:

- (a) Buildings, structures and uses customarily incidental to the operation of a permitted principal or special land use in this District.
- (b) Temporary buildings for construction projects.
- (c) Seasonal outdoor dining, operated by a restaurant or other food establishment that sells food for immediate consumption.