

**305 LC LOCAL COMMERCIAL DISTRICT**

A. Purpose. The purpose of this district is to provide for a variety of retail, service and administrative establishments in unified groupings to serve the needs of the residents of Westfield Township. The LC District regulations are designed to provide for limited commercial development that can be located in relatively close proximity to residential uses.

B. Uses

1. Permitted Uses

a.	Single family dwelling or two-family dwelling
b.	Establishments engaged primarily in the fields of finance, insurance and real estate, such as banks without drive-in facilities, credit agencies, investment firms, real estate and insurance firms.
c.	Bed and Breakfast, establishments engaged in providing a variety of services to individuals and business establishments, such as personal services; miscellaneous business services, medical and health services, engineering and architectural services, legal services, accounting, auditing and bookkeeping services, nonprofit, professional, charitable and labor organizations dance studio and school, bowling alley, recreational activities such as: club pool or commercial pool, tennis, basketball, badminton, volley ball courts, football and soccer fields, motion picture and theatrical playhouse.
d.	Establishments engaged in retail trade such as drug stores, books and stationery, apparel, florist, garden supply, antiques, sporting goods, jewelry, optical goods, furniture, home furnishings, office equipment, office supplies, beverages restaurants and food stores not exceeding 7,500 square feet.
e.	Churches and other buildings for the purpose of religious worship.
f.	Governmentally owned and/or operated building and facilities.
g.	Veterinary clinic or hospital.
h.	Educational, religious or philanthropic institutions.
i.	Accessory uses clearly incidental to the principal uses permitted on the same premises.
j.	Signs as regulated by Article VI.
k.	Parking and loading as regulated by Article V.
l.	Accessory buildings, home occupations as provided in Section 205.E
m.	Farm market as provided in Section 205.I

## 2. Conditional Uses

		Subject to subsections of Section 606
a.	Drive-in establishments including banks, restaurants and refreshment stands but excluding drive-in theaters and commercial amusement parks.	6, 8 and 15
b.	Gasoline filling station	6, 8, 17 and 21
c.	Automotive repair	6, 8, 13, 15, 17 and 21
d.	Auto wash	6, 8, 15, 17 and 21
e.	The following uses may be conducted not closer than 100 feet from any residential district: <ol style="list-style-type: none"> <li>1. Carpenter, cabinet, upholstering, sheet metal, plumbing, heating, roofing, air conditioning, sign painting, painting and other similar establishments.</li> <li>2. Repair services for machinery and equipment other than automotive repair. <i>See item c above</i></li> </ol>	6, 13, 15 and 21
f.	Mini storage facility	
g.	Similar use	32
h.	Clubs, lodges, fraternal, charitable or social organizations.	
i.	<sup>1</sup> Government Projects	33

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<sup>1</sup> Added 12-15-2006

C. **Minimum Dimensions for Lots and Yards.**

1. Lots and yards in the LC District shall comply with the minimum requirements stated in the following table:

**LOCAL COMMERCIAL DISTRICT**  
 Minimum Dimensions for Lots and Yards

	Single Family Dwelling	Two Family Dwelling	All Uses Other Than Dwelling
Lot Area	3 acres	5 acres	No Minimum
Lot Frontage	250 feet	350 feet	150 feet
Lot Frontage (on a cul-de-sac bulb)*	100 feet*	150 feet*	150 feet*
Lot Depth	250 feet	250 feet	<sup>2</sup> 200 feet
Lot Width at Minimum Building Setback Line	250 feet	350 feet	150 feet
Lot Width at Minimum Building Setback Line (lots on a cul-de-sac bulb)	250 feet at a distance not greater than 100 feet from right-of-way*	250 feet at a distance not greater than 100 feet from right-of-way*	250 feet at a distance not greater than 100 feet from right-of-way*
Front Yard Setback	70 feet	70 feet	70 feet
Side Yard Setback	25 feet	25 feet	25 feet
Rear Yard Setback	25 feet	25 feet	25 feet

\*<sup>3</sup>All measurements of frontage and setback lines for cul-de-sac lots to follow the same arc as the road.

2. The lot area requirements in the above table shall be minimum Requirements. If the Medina County Health Department requires a greater lot area to dispose of sewage effluent in compliance with its regulations, then the greater lot area shall be the required lot area. In the case of a commercial use so situated, written approval of the Health Department for the installation of an on-site system shall be required prior to the issuance of a zoning certificate.
3. In all cases, the right-of-way line shall be as shown on the records of Medina County, but for purposes of determining the front line of a lot shall not be less than 30 feet from the centerline.

<sup>2</sup> Amended 05-03-1990

<sup>3</sup> Amended 09-16-2005

4. Driveway. *See Article V, Vehicles, Parking and Driveways.*

- D. Landscaping and Buffers Required.** On any lot where a use other than a dwelling is established, the following buffers shall be constructed and permanently maintained.
1. **Front Yard Buffer.** A landscaped strip twenty (20) feet in width adjacent to the right-of-way and running the entire frontage of the parcel shall be constructed.
  2. **Side Yard Buffer.** When adjacent to a residential district, the side yard adjacent such district or use shall consist of a landscaped and planted buffer strip twenty-five (25) feet in width and running the length of the side yard.
  3. **Rear Yard Buffer.** When adjacent to a residential district, the rear yard adjacent to such district or use shall consist of a landscaped and planted buffer strip twenty-five (25) feet in width and running the length of the rear yard.
- E. Supplementary Regulations.**
1. **Merchandise Display.** Storage of materials, equipment, supplies and displays shall take place within a completely enclosed building.
  2. **Refuse Storage.** All outdoor refuse storage areas shall be screened from view from adjacent properties. All refuse shall be stored in rodent proof containers or enclosures. Refuse storage areas shall be maintained in a neat and orderly fashion so as not to attract insects, rodents or other pests.
  3. **Site Plan Review.** *See Section 807.B*
  4. **Natural Hazard Areas.** Areas with the Natural Hazards District are subject to all requirements of Section 302 of this Resolution.