

ARTICLE 12
B-1 LOCAL BUSINESS DISTRICT

SECTION 12.00 INTENT

The B-1, local business district as herein established, is designed to provide a district where local service and convenience shopping facilities can be optimally located to best serve neighborhoods of the Township. These regulations are meant to discourage strip or linear development because of its detrimental characteristics, and instead, to encourage stable and desirable development in a cluster or planned pattern.

The following regulations shall apply in all B-1 districts. Buildings, structures, or premises, except as otherwise provided in this section, shall not be erected, altered or used except for one or more of the specified uses. Site plan review, as defined in Article 23 shall be required for all uses in the B-1 district.

SECTION 12.01 PERMITTED PRINCIPAL USES

- A. Retail.** Generally recognized retail businesses that supply commodities on the premises for persons residing in adjacent residential areas, such as but not limited to, groceries, meats, dairy products, books, stationary, newspapers, baked goods or other foods, drugs, dry goods, clothing and hardware.

- B. Personal Service.** Personal service establishments that perform services on the premises such as but not limited to, repair shops (watches, radio, television, shoe, etc.), tailor shops, beauty parlors or barbershops, photographic studios and self-service laundries.

- C. Dry Cleaning.** Dry cleaning establishments or pick-up stations, dealing directly with the consumer. Dry cleaning plants serving more than one (1) retail outlet shall be prohibited.

- D. Services.** Business establishments which perform services on the premises such as, but not limited to, insurance offices and real estate offices.

- E. Essential Services.** Essential services excluding outside storage. (Site plan review according to Article 23 is required for all essential services.)

- F. Publicly Owned Buildings.** Publicly-owned buildings.

SECTION 12.02 PERMITTED ACCESSORY USES

Buildings, structures, and uses customarily accessory to any of the permitted principal uses. See also Section 21.02.

SECTION 12.03 SPECIAL LAND USES

Due to the unique characteristics of special land uses, site plan review according to Article 23, and issuance of a special land use permit according to Article 22, are required.

- A. **Service Stations.** Automotive service stations, provided that there is no more than one dispensing unit per grade of fuel, and that landscaping is provided as stated in Section 21.35.
- B. **Restaurants.** Restaurants, not including drive-in's or drive-thru's, or fast food restaurants.
- C. **Bars.** Bar and tavern.
- D. **Child Care.** Child day care or nursery schools unlimited by size but meeting the conditions of Section 22.05(J).
- E. **Nonconforming Uses.** Expansion of an existing, nonconforming building or use in accordance with the provisions of Section 26.07
- F. **Similar Uses.** Uses of the same nature or class as uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission based on the standards of Section 21.44.

SECTION 12.04 GENERAL REQUIREMENTS FOR B-1 USES

- A. **General Restrictions.** All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises will be sold at retail on premises where produced, provided that not more than four (4) persons are employed on the premises in such production.
- B. **Enclosed Building.** All business, servicing or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.

- C. Arterial Road.** All proposed sites for any such use shall have one (1) property line abutting an arterial road. The site shall be so planned as to provide all access directly onto or from an arterial road.
- D. Service Roads or Parking Areas.** Service roads and parking areas shall be required between adjacent land uses when designated by the Master Plan or an adopted corridor plan.

 - 1. Maintenance.** Owners of all property shall submit to the Township Board a properly executed agreement describing that the property owners are responsible for building, repairing, maintaining, and clearing said service roads and parking areas on private land. The agreement should also state that the service roads and parking areas will not impede vehicle flow but facilitate the safe and efficient movement of traffic.
 - 2. Access.** Not less than two (2) driveways shall be available to such coordinated parking areas and service road system; provided that said driveways shall be at least one thousand, three hundred, twenty (1320) feet apart; provided further, this requirement may be waived by the Planning Commission when clearly unnecessary for a particular use and when traffic hazards will not be increased thereby.
 - 3. Additional Standards.** The following standards shall apply, in addition to those listed above.

 - a. Impervious Surface.** Parking lots, driveways and service roads shall be surfaced with concrete or bituminous materials as specified by the Township Engineer and maintained in a usable dirt free condition.
 - b. Parking Layout.** Parking layout shall follow standards prescribed in Article 25.
 - c. Service Roads.** Service roads and driveways shall have a paved width of twenty-four (24) feet.
 - d. Landscaping.** The service roads shall be separated from required parking areas by a landscaped buffer of not less than ten (10) feet in width.
 - e. Curb Cuts.** Curb cuts within one hundred, fifty (150) feet of right-of-way line of an intersection shall not be permitted. Existing plotted corner lots which are less than two hundred (200) feet in width shall conform as close as practical to the curb cut distance to the intersection right-of-way line.

SECTION 12.05 REFERENCES TO ADDITIONAL STANDARDS AND REGULATIONS

The following list of references includes additional standards and regulations applicable to any proposed use in this district:

- A. Article 2: Definitions
- B. Article 20: Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.).
- C. Article 21: General Provisions: Regulations for single family dwellings; site condominiums; illegal dwellings; accessory uses, temporary buildings and structures; fences; reception antennae; limitations on clearing and grading site, etc.
- D. Article 22: Special Land Uses
- E. Article 23: Site Plan Review and Project Evaluation Report
- F. Article 24: Private Road and Shared Private Driveway Standards
- G. Article 25: Off-Street Parking and Loading Regulations
- H. Article 27: Outdoor Advertising and Sign Regulations
- I. Ord. 16: Subdivision Control Ordinance
- J. Ord. 25: Land Division Ordinance

REVISIONS:

2000 DECEMBER - 12.03.E