

## **ARTICLE 15**

### **B3, GENERAL BUSINESS**

#### **Preamble**

The B-3, General Business Districts are designed to provide for various types of office, convenience, and comparison-shopping goods to meet the needs of a larger consumer population than served by the B-1, Local Business Districts and the B-2, Community Business Districts for convenience and durable goods, personal services, food, entertainment, shopping and related activities.

This district is further intended to provide opportunities for automobile-related businesses that generate large traffic volumes or require substantial off-street parking, and, as a result, may not be pedestrian-oriented in character. The B-3 district should be generally located near major roads and thoroughfares to prevent potential nuisances and use conflicts.

Because of the types of uses permitted in the General Business District, detailed attention shall be focused on relationships with adjacent areas, site layout, building design, and vehicular and pedestrian circulation. Development in the district shall be compatible in design with the overall Township character, designed in coordination with adjoining sites, and buffered from or located away from residential areas.

Uses that would create hazards, loud noises, vibration, smoke, glare or heavy traffic shall be prohibited. Where feasible, parking facilities shall be designed to serve multiple businesses rather than individual businesses.

Uses in this district shall be subject to appropriate design, density and development standards (including density, bulk, setback and separation standards, and provisions for sufficient light and air). The standards of this district are intended to prevent congestion on public roads, reduce hazards to life and property, provide basic amenities, and ensure compatibility with adjacent land uses.

#### **SECTION 15.01. Principal Uses Permitted**

In the B-3, Community Business Districts no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided for in this Ordinance:

- A.** Any Principal Permitted Use permitted in the B-2 District subject to the regulations applicable to this Article.
- B.** Bus passenger stations.
- C.** Outdoor sales events as provided in Article 26.
- D.** Car wash establishments, subject to Article 26.
- E.** Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses.

- F. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Article 26 and which are not listed below as special land uses.

**SECTION 15.02. Special Land Uses Permitted**

The following uses may be permitted by the Planning Commission, under the purview of Article 34, after site plan review and a public hearing, and subject to other reasonable conditions which, in the opinion of the Planning Commission, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and Township:

- A. Open air business uses including the retail sales of plant material not grown on site and sales of lawn furniture, playground equipment, and other garden supplies, subject to Article 26.
- B. Bowling alleys, when located no closer than one hundred (100') feet from any residential district.
- C. Automobile showrooms and outdoor sales and display space for the exclusive sale of new and used motor vehicles, travel trailers, recreational vehicles, boats and mobile houses, subject to Article 26.
- D. Drive-in and drive-through businesses, subject to Article 26.
- E. Automotive service centers, or tire, battery, and accessory centers, only when planned as an integral part of a larger planned shopping center, and located at least two hundred (200') feet from the intersection (right-of-way lines) of any two (2) roads as measured along each property line, subject to Article 26.
- F. Small equipment rental facilities. Rental items shall not include large earth moving and/or construction equipment and similar items.
- G. Funeral homes, subject to the Article 26.
- H. Outdoor recreational space for adult or children's amusement parks, carnivals, rebound tumbling facilities, miniature golf courses and golf driving ranges, subject to Article 26.
- I. Retail sales and dispensing of automotive fuels, lubricants and minor accessories only, subject to Article 26.
- J. Veterinary hospitals and clinics.
- K. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.
- L. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Article 26.

**SECTION 15.03. Required Conditions**

All uses shall be subject to the following conditions:

- A. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold primarily at retail on the premises where produced.

- B.** All business, servicing, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building unless otherwise provided by this Ordinance.

**SECTION 15.04. Area, Height and Bulk Requirements**

See Article 6, Table of Dimensional Standards by District, limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and the maximum density permitted.