

## ARTICLE 9 - B-2 - HIGHWAY-ORIENTED COMMERCIAL DISTRICT

### SECTION 900. INTENT

The purpose of this district is to provide convenient commercial services to the passing motorist while minimizing increased traffic or related congestion in the Township of Village. Design standards are intended to minimize the negative impacts of development within these districts. Uses within this district are of a general retail and highway oriented character which will provide commercial services to the Township and adjacent communities.

### SECTION 901. PRINCIPAL PERMITTED USES

In the Highway Oriented Commercial District, no building or land shall be used and no building shall be erected except for one or more of the following uses:

- A. Generally recognized retail businesses which supply commodities on the premises, such as but not limited to: groceries, meats, dairy products, baked goods, beverages, drugs, dry goods, clothing, books, hardware and similar uses.
- B. Financial institutions, including but not limited to: banks, savings and loan, and credit unions, excluding drive-through facilities.
- C. Restaurants, excluding drive-in or drive-through window facilities.
- D. General, service, sales, and professional offices.
- E. Medical and dental offices, including 24 hour walk in clinics and ambulatory care centers, but excluding hospitals.
- F. Personal service shops such as: tailor, beauty parlor, barber shop, photographer, photo drop off with or without on-site processing, instant or quick printing shop, shoe repair, Laundromats and dry cleaning establishments, provided the actual dry cleaning takes place off-site, and similar uses.
- G. Private clubs, lodge halls and similar uses.
- H. Public buildings without storage yards, including community centers, libraries, museums, and post offices.
- I. Self-Storage facilities when fully enclosed within a building. Outdoor or open storage shall be prohibited.
- J. Veterinarian offices, excluding kennels.

- K. Businesses offering indoor recreational and public entertainment such as, but not limited to: bowling alleys, skating rinks and movie theatres.
- L. Uses similar to the principal permitted uses above may be permitted by the Planning Commission based upon findings of fact.

### **SECTION 902. SPECIAL LAND USES**

The following special land uses shall be permitted only after review and approval by the Planning Commission, subject to the requirements and standards of Article 13 and the submission of a site plan conforming with the requirements of Section 1215:

- A. Drive-through facilities (Section 1320).
- B. General Hospitals (Section 1307).
- C. Hotels and motels (Section 1321).
- D. Agricultural implement sales and service facilities (Section 1335).
- E. New and used vehicles sales (see Section 1315) with outdoor sales lots.
- F. Vehicle Convenience Stations (Section 1311).
- G. Vehicle Wash Facilities (Section 1328).
- H. Vehicle Service Centers and repair garages (Section 1319).
- I. Utility and public service facilities (Section 1316).
- J. Wireless Communication Facilities (Section 1325).
- K. Commercial, Outdoor Recreation (Section 1304).

### **SECTION 903. ACCESSORY STRUCTURES AND USES**

Accessory buildings, structures and uses shall be permitted in accordance with Section 1203. In addition, the following accessory structures and uses may also be permitted only when conducted within a completely enclosed building, subject to the following:

- A. Garages shall be used exclusively for the storage of passenger motor vehicles and/or commercial vehicles of less than one (1) ton capacity, which are to be used in connection with a business permitted and located in the B-2, Highway Oriented Commercial District.
- B. "Sidewalk Sales" shall be permitted only as provided hereunder:
  - 1. No person, firm, corporation or merchants shall vend, sell, dispose of or display any goods, wares, merchandise or produce on any public street or sidewalk or any where else outside a building without full compliance with this section for the period of said sidewalk sale.
  - 2. Sidewalk sales shall be permitted for no more than three (3) days. No more than two (2) such sidewalk sales shall be permitted on a site to any person, firm, corporation or merchant in a single calendar year.
  - 3. Sale of the merchandise under this sub-section shall be limited to merchandise usually sold on the premises. No new merchandise shall be brought in to vend, sell, dispose of or display at the sidewalk sale.
  - 4. All merchandise offered for sale hereunder must be displayed on private property. Merchandise shall be securely and adequately placed so that it will not endanger passersby or fall or extend into the public right-of-way. Such sales shall not be operated in any manner which would cause a nuisance, or create a fire hazard or obstruct ingress and egress to premises.

#### **SECTION 904. DEVELOPMENT REGULATIONS**

- A. All uses shall be retail or service establishments dealing directly with customers. All retail goods produced on the premises shall be sold on premises.
- B. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building, unless otherwise permitted through special land use approval. All accessory buildings shall be similar in architectural design and materials to the principal building.
- C. Waste materials of any sort shall be screened from public view by a masonry wall and shall be consolidated in a defined trash receptacle area as approved by the Planning Commission.
- D. Exterior site lighting shall be in accordance with Section 1210. In addition, where a building wall faces an abutting residential district there shall be no floodlighting of such facade. This shall not preclude the lighting of doorways on such facades.

- E. All uses in this district require site plan review and approval. Site plans shall be prepared in accordance with the requirements of Section 1215 of this Ordinance and shall be reviewed and approved by the Planning Commission prior to issuance of a building permit.
- F. See Article 12, General Provisions, relating to off-street parking, off-street parking layout, landscaping and screening requirements and other sections of the Article as they relate to uses permitted in the district.
- G. Except where otherwise regulated in this Article, refer to Section 1100, Schedule of District Regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, the minimum yard setback requirements and development options.
- H. No required front yard space in any B-2, Highway Oriented Commercial District shall be used for the storage or parking of vehicles or any other materials or equipment.
- I. The storing or parking of machinery, equipment, vehicles, or other materials in any open areas is prohibited.