

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.** Dog Daycare Centers (as differentiated from Indoor Pet Service Establishments, which are operated completely indoors and are ancillary to the principal use of a retail store for the sale of pet products, and from Kennels, which commonly have outdoor runs and are primarily operated for purposes of sheltering, boarding, impounding, keeping or breeding of animals with minimal social interaction among animals), including retail sale of dog care products, grooming, overnight boarding, and outdoor play area, provided the following conditions are met:
 - 1. Hours of operation open to the public are limited to twelve (12) hours per day and shall not extend later than 7 p.m.
 - 2. There shall not be individual, outdoor dog runs.

3. The number of dogs cared for at any one time shall not exceed one (1) dog per seventy (70) square feet of gross floor area, indoor and outdoor enclosed area, which is subject to discretionary review by the Planning Commission.
 4. Revenues for overnight boarding of dogs may not comprise more than fifty percent (50%) of the total revenue of the dog daycare center. The length of stay for boarded animals shall be limited to seven (7) consecutive days, and no outdoor boarding shall be permitted.
 5. Adequate sound-attenuating and odor control measures shall be implemented so that noise or odor from inside the building will not be discernible outside the building.
 6. Any outdoor play area shall be set back a minimum of 150 feet from the nearest residential dwelling.
 7. The outdoor play area for the dogs shall be surrounded with a masonry wall or other material that is aesthetically compatible in terms of material, color and finish with the principal and surrounding buildings. Said wall shall be at least seven (7) feet in height and maintained in good condition at all times. Failure to maintain the fence in its original condition shall be considered a violation of the site plan approval.
 8. Any outdoor play area is for periodic use only, and dogs shall not be allowed to access the outdoor play area on their own. Not more than twenty (20) dogs shall be permitted in the outdoor play area at any one time. While in the outdoor play area, dogs shall be escorted and supervised by a dog handler who will be responsible for preventing or quickly suppressing any dog behavior that may adversely impact surrounding uses, including loud or excessive barking.
 9. The outdoor play area must have special canine grass designed for the purpose of covering outdoor areas for dogs, with an appropriate drainage system to control surface run-off. The outdoor play area must be maintained in a clean, sanitary manner, and adequate odor control measures shall be implemented so that odor will not be discernible beyond the property line. Solid dog waste in the outdoor play area must be promptly picked up.
 10. Any dog and food waste shall be properly and lawfully disposed of to not create a litter, insect, rodent, vermin or offensive odor nuisance.
 11. Applicants shall submit, at the time of special land use application, a proposed site plan and floor plan, and written operating procedures, such as those recommended by the American Boarding and Kennel Association (ABKA) or American Kennel Club (AKC). These procedures shall be followed for the duration of the business and shall be designed to prevent or control animal behavior that may adversely impact surrounding uses, including loud or excessive barking.
- L.** Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.
- M.** Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Article 26.
- N.** Smoke shops, subject to 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.