

## ARTICLE V

### "B" BUSINESS-TRAVEL SERVICE DISTRICT

#### Section 500: Purpose of Zoning District

To provide a Zoning District which will encourage the establishment and maintenance of businesses in the Township, especially those which serve the traveler and the motoring public, and which will prohibit business and other uses which are clearly offensive or noxious by reason of smoke, odor, gas, vibration or noise.

#### Section 501: Use Regulations

##### 501.1: Principal Uses Permitted

- (1) Automotive Service Establishments including but not limited to a fuel service station, repair and service facility, car and/or truck wash, automotive sales, and auto parts sales, provided:
  - (a) It shall not be located within 100 feet of any lot line in any Residential Zoning District.
  - (b) Means of ingress or egress shall be located no closer than 100 feet from the intersecting right-of-way lines of street intersections.
  - (c) Access drives shall not exceed two per lot on any one street frontage.
  - (d) Access drives shall not exceed 35 feet in width within 10 feet of the street right-of-way line.
- (2) Eating and Drinking Establishments.
- (3) Motels, Motor Inns or other types of short term lodging facilities but excluding Campgrounds or Recreational Vehicle Parks.
- (4) Personal Service Establishments, including but not limited to a barber shop, beauty parlor, dry cleaning, self-service laundry, bank, and lending library.
- (5) Retail Sales/Rental and/or Product Service Establishments, including establishments engaged in the sale of motor vehicles, recreational vehicles, and mobile homes.



- (6) Food and Grocery Stores.
- (7) Health Service Establishment, including but not limited to a physician's office, medical clinic, or dental clinic, but excluding a hospital.
- (8) Clubs such as a membership club, lodge or fraternal organization building.
- (9) Governmental or Governmental Authority Facility, Service Structure or Use, provided:
  - (a) It shall serve as a community facility or be reasonably necessary for the adequate distribution of services.
  - (b) It shall be authorized by a governmental agency.
- (10) Public Utility Facility, Service Structure and/or Use, provided:
  - (a) It shall not include any type of equipment which will in any way interfere with local radio or television communications or otherwise be detrimental to the surrounding area.
  - (b) It shall be reasonably necessary to adequate distribution of service.
- (11) Commercial Recreation Establishment, provided any entrance to such establishments shall not be located within 200 feet of a lot line of any lot on which is located a church, hospital or school.
- (12) Office Establishments.
- (13) Self-Storage Facility.
- (14) Parking Lots and Structures, provided:
  - (a) There shall not be any vehicle parked within 10 feet of any Residential Zoning District.
  - (b) There shall not be any automotive repair facilities located on the lot.
  - (c) There shall not be any storage of materials, junk, or any equipment on the lot.

#### **501.2: Accessory Uses Permitted**

- (1) Processing, Cleaning, Servicing, Testing or Repair, provided: