

B - BUSINESS

§ 152.081 PURPOSE AND INTENT.

The purpose and intent of the B - Business Zone is to provide commercial and other business uses in areas serviced by improved and controlled roads and streets.

(Ord. 945-99, passed 9-13-99)

§ 152.082 PERMITTED USES.

(A) Retail sale of goods and provision of services, including, but not limited to, the following:

(1) Retail stores selling goods, such as the following;

(a) Groceries;

(b) Meat and poultry, provided no slaughtering of animals is performed on the premises;

(c) Bakeries;

(d) Packaged liquors;

(e) Drugs and pharmaceuticals and the goods and services customarily associated therewith;

(f) Flowers;

(g) Confectionery, including soft drinks and similar non-alcoholic refreshments which may be consumed on the premises;

(h) Stationery supplies, tobacco, periodicals and newspapers.

(2) Haberdashery or other apparel sales;

(3) Gift shops;

(4) Furniture sales, including household electrical equipment;

(B) Professional offices, banks, instructional facilities and clerical occupations of all kinds.

(C) Services and service agencies, such as:

(1) Funeral homes and undertaking establishments;

(2) Dog and cat hospitals;

(3) Garages and auto repair shops; provided that not more than six vehicles incapable of operation are stored on the premises;

(4) Offices of contractors in the building trades, provided that no bulk storage of materials or equipment is permitted;

(5) Restaurants and diners; retail consumption liquor sales, as an ancillary service of the restaurant use, may be permitted so long as the total number of bar seats does not exceed one-half of the total number of restaurant table seats in the licensed facility;

(6) Taverns and bars;

(7) Barber and beauty shop operations, including nail and skin care establishments;

(8) Custom tailoring and dress-making, but excluding clothing manufacturing facilities;

(9) Dry-cleaning services;

(10) Laundry including self-service laundry services;

(11) Shoe repairing;

(12) Radio and electrical repairing;

(13) Self-storage facilities, including commercial storage garages for privately owned passenger automobiles;

(14) Dancing and music schools; and

(15) Pre-schools and day-care nurseries.

(D) Retail sale of goods and services primarily offered to non-resident clientele or transient highway travelers or which depend upon automobile traffic in bulk, including, but not limited to the following:

(1) Pottery and cast- stone decorations; and

(2) Auction rooms.

(E) Recreation and amusement facilities operated for private profit, such as:

- (1) Skating rinks;
- (2) Drive-in theatres;
- (3) Golf driving ranges;
- (4) Swimming pools; and
- (5) Bowling alleys.

(F) Services and service agencies such as motels and hotels but excluding trailer camps.

(G) Carwash facilities.

(Ord. 945-99, passed 9-13-99)

§ 152.083 CONDITIONAL USES.

(A) Carnivals, fairs and circuses, provided that the following conditions are met:

- (1) The use shall not last for longer than fourteen days, including set-up, operation and breakdown.
- (2) The reviewing board may impose such additional reasonable conditions to the effect of noise, traffic movement and volume, lighting and/or intensity of such use or uses require sufficient guarantees to ensure compliance with such conditions.

(B) Gasoline service stations if they meet the following conditions:

- (1) No storage of any disabled or dismantled vehicles if used solely as a gasoline service station.
- (2) No used cars which are up for sale may be stored on the premises.
- (3) No other uses or buildings at the property except an automotive repair shop as defined in §152.082(C)(3) or a convenience store when the property is located at a signalized intersection. Both repair shops and convenience stores must be used and operated in connection with the gasoline service station.

(C) Farming provided that the following conditions are met:

- (1) Minimum lot size: 5 acres.
- (2) No additional clearing of vegetation other than grass may occur for such use.
- (3) No retail sales permitted from the lot (i.e. farm stands) unless and until final site plan approval in accordance with Chapter 156 has been granted for such retail use and only if retail uses are otherwise permitted in the zone.

(Ord. 945-99, passed 9-13-99; Am. Ord. 07-2000, passed 3-13-00; Am. Ord. 125-08, passed 4-28-08; Am. Ord. 448-24, passed 3-25-24)

§ 152.084 DENSITY.

No residential dwelling units shall be permitted in any B - Business Zone.

(Ord. 945-99, passed 9-13-99)

§ 152.085 AREA AND BULK STANDARDS.

(A) Minimum lot size: 12,500 square feet for development existing as of January 1, 2006; 20,000 square feet for new development after January 1, 2006.

(B) Minimum lot frontage: 100 feet.

(C) Setback requirements:

- (1) Minimum front yard setback: 100 feet.
- (2) Minimum rear yard setback:
 - (a) 100 feet from any property line which abuts a residentially zoned or used property; right-of-ways shall not be included.
 - (b) 50 feet from any other property.
- (3) Minimum side yard setback:
 - (a) 50 feet from any residentially zoned property;
 - (b) 15 feet from any other property.
- (D) Minimum buffer width and location: 50 feet within the setback from any property line which abuts a residentially zoned

or used property; right-of-ways shall not be included.

(E) Maximum height limitation: two and one half stories but not to exceed 35 feet.

(F) Maximum impervious coverage: 60%

(G) Maximum clearing limit: No more than 70% of the lot area shall be cleared of vegetation for the purpose of construction; provided, however, if the existing cleared area exceeds 70% of the lot area or the existing vegetation is immature or seasonal in nature and may be re-established in a relatively short period of time, compliance with this section may be adjusted to promote the purpose of this chapter.

(H) Minimum distance between buildings: eight feet.

(I) Minimum parking setbacks:

(1) 50 feet from any property line which abuts a residentially zoned or used property; right-of- ways shall not be included.

(2) 15 feet from any other property.

(Ord. 945-99, passed 9-13-99; Am. Ord. 85-06, passed 4-24-06)

§ 152.086 DESIGN STANDARDS FOR ROUTE 561.

(A) *Storefront regulations.* All buildings shall provide a storefront character on the first floor adjacent to the sidewalk. All buildings, with a storefront character shall meet the following requirements:

(1) The length of facade without intervening fenestration or entryway shall not exceed 20 feet.

(2) Fenestration shall be provided for a minimum of 75% of the length of the frontage:

(a) Beginning at a point not more than three feet above the sidewalk, to a height no less than ten feet above the sidewalk;

(b) Beginning at the finished floor elevation to a height no less than ten feet above the finished floor elevation when the finished floor elevation is three or more feet above the sidewalk; or

(c) Beginning at a point not more than sidewalk level, to a height no less than ten feet above the finished floor elevation when the finished floor elevation is below the sidewalk.

(3) Continuous landscaped buffer strips shall be constructed along public sidewalks and public rights-of-way where parking is adjacent to such sidewalks or public rights-of-way, except at points of ingress and egress into the facility. Such landscaped buffer strips shall be a minimum of five feet in width and shall contain, in addition to grass and/or ground cover, trees planted a maximum of 50 feet on center along the entire length.

(4) All landscaped buffer strips along public sidewalks and public rights of way shall have a minimum of one tree for every 40 feet on center.

(5) Newly planted trees shall be a minimum of two inches in caliper as measured at a height three feet above ground level, shall have a 40- foot minimum mature height and shall be drought-tolerant. Trees shall be planted a minimum of 30 inches from any barrier curb so as to prevent injury to trees from vehicle bumpers.

(B) *Parking lots.*

(1) Surface parking lots shall have a minimum landscaped area equal to at least 10% of the paved area within said lot. In no case shall a parking lot owner be required to provide landscaped areas that exceed 10% of the paved area.

(2) A minimum of one tree per eight parking spaces shall be included in the required landscaped areas for surface parking lots.

(3) In addition to trees, ground cover shall be provided in order to protect tree roots and to prevent erosion. Ground cover shall consist of shrubs, mulch and other similar landscaping materials.

(4) Barrier curbs shall be installed around the perimeter of surface parking lots and around landscaped areas that are required herein, except where the perimeter abuts an adjacent building or structure and at points of ingress and egress into the facility, so as to prevent encroachment of vehicles onto adjacent property, rights-of-way and landscape areas.

(5) All commercial uses shall provide bicycle/moped parking facilities at a ratio of at least one bicycle/moped parking space for every 20 automobile parking spaces.

(6) No surface level parking lots shall abut Haddonfield-Berlin Road. Driveways leaving to rear parking areas shall be permitted.

(7) Shared parking lots and access amongst buildings is recommended.

(Ord. 85-06, passed 4-24-06)