

## Chapter 330. Land Development

### Article VII. Zoning Districts

#### § 330-36. Business zone district regulations.

- A. Intent and purposes. Business zone districts are intended to be developed for retail and commercial and related activities. Three business zones are created in order to create a hierarchy of business area types. The B-1 Business Zone District is to be developed as an integral shopping-center-type commercial development. The B-2 Zone Districts are intended to be developed as highway business areas serving the motoring public. The B-3 Business Zone Districts are intended to provide neighborhood convenience retail and service outlets.
- B. Temporary buildings. Temporary buildings for uses incidental to construction work may be permitted in any business zone, provided that such buildings are removed when construction has ceased, been completed or has been abandoned as deemed by Township Council.
- C. Vehicle standing areas. All vehicle standing areas created in conjunction with any use shall be covered with an all-weather, hard surface.
- D. Commercial parking lots or garages. In zones where permitted, commercial parking lots and/or garages shall be surfaced with an all-weather, hard surface, shall be clearly marked for individual vehicle parking spaces and shall have all entrances and exits clearly signed.
- E. Assemblage or processing. In the B-1 and B-2 Business Zone Districts, up to 40% of the floor area of a building may be devoted to the processing or fabrication of products which will be offered for sale at retail on the premises, provided that such area shall not front on a public street at street level. In connection with such processing or fabricating, no supplies, materials or goods shall be stored out of doors.
- F. Hotels and motels. Hotels and motels are a permitted use in the B-1 and B-2 Business Zone Districts:
  - (1) The entire area of the site for the travel or parking of motor vehicles will be hard surfaced.
  - (2) Parking spaces will be provided to meet the individual standards of all of the individual activities to be conducted on the site.
  - (3) No sleeping unit, including bathroom and other appurtenant facilities, shall be smaller than 300 square feet.
  - (4) No hotel or motel shall contain fewer than 40 sleeping units.
- G. Watchman's quarters. Watchman's sleeping quarters may be provided as an accessory use to a shopping center, provided that such quarters shall be within a principal building and shall not be within a single structure for that purpose or a building housing only additional accessory uses.
- H. Performance standard. All business uses shall be established and conducted to meet all applicable regulations applying to all zone districts.
- I. Outdoor displays.

- (1) Permitted business uses may display automobiles, garden and lawn supplies and equipment, trees and shrubs and Christmas trees intended for sale on the premises outside of and adjacent to the principal structure in which such use is carried on, provided that such outdoor selling or storage areas shall not encroach upon any of the required yard areas or, in the case of vehicles, the required setback for parking areas. Further provided that the area set aside for such outdoor selling or storage shall not exceed an area equal to the gross floor area of the principal building. In the calculation of the percentage of the lot occupied by the buildings and required off-street parking area, the area of such outdoor selling or storage areas shall be included in the same manner as the area of the principal building. The area to be used for any such outdoor selling or storage areas shall be appropriately set forth at the time of application for a building permit or site plan approval. Any subsequent establishment or relocation of such areas shall be subject to the issuance of a supplementary approval. Nothing in this paragraph shall be construed to permit the outdoor storage of goods intended for sale other than at the point of storage.
- (2) Christmas trees may be sold in accordance with the provisions of Chapter **407**, Peddling and Soliciting, of the Code of the Township.