

## **SECTION 506 - B-3- HIGHWAY BUSINESS DISTRICT**

### **506.1 PERMITTED USES**

#### **A. RETAIL BUSINESSES AREA INCLUDING OR SIMILAR TO THE FOLLOWING:**

- Artist, Music and Hobby Supplies
- Automotive Supplies
- Clothing and Clothing Accessories
- Commercial Greenhouses, Nurseries & Garden Shops
- Convenience Stores
- Convenience Stores with Gas Sales
- Equipment Sales and Repair
- Flea Market
- Florist Shops
- Food/Grocery
- Forestry (as defined in Article 2, also see Section 902.15)
- Greeting Cards, Books & Stationery
- Hardware
- Household Goods and Appliances
- Office Equipment and Supplies
- Paint & Painting Supplies
- Pharmaceutical Products
- Sporting Goods
- Variety Goods
- Accessory uses to the above

#### **B. SERVICE-ORIENTED BUSINESS INCLUDING OR SIMILAR TO:**

- Animal Hospital
- Automotive Sales
- Automotive Services, including reconditioning, detailing polishing, air conditioning, and similar services
- Banks
- Car Wash
- Continuing Care Facilities
- Day Care Centers
- Electronic Equipment and Products (Sales, Service and Repair)
- Funeral Home
- Gas Station
- Gas Station, Limited-Service
- Heath Spa
- Laundromat, Self-Service
- Office, Professional
- Office, Service
- Personal Services
- Photocopy Service

- Private Garage (storage of commercial vehicles)
- Restaurant:
- Restaurant, Carry-Out:
- Restaurant, Fast-Food:
- Taverns
- Tattoo Parlor/Body-Piercing Studio
- Warehouse Facilities, including self-storage.
- Accessory uses to the above

C. RECREATION AND ENTERTAINMENT RELATED BUSINESS INCLUDING OR SIMILAR TO:

- Club or Lodge (Private)
- Commercial Recreational Facilities
- Entertainment Facilities
- Private Recreational Facilities
- Public Recreational Facilities
- Accessory uses to the above

D. RESIDENTIAL USES

- Single-family Detached Dwellings
- Two-Family Dwellings
- Dwelling over and/or attached to Business
- Group Residence
- No-Impact Home Based Business
- Home Occupations
- Home Office
- Accessory uses to the above

E. MISCELLANEOUS

- Communication antennas mounted on an existing public utility transmission tower, building or other structure.
- Emergency Services Facility
- Essential Public Utility Facilities as defined in Article 2 of this Ordinance (excluding storage yards)
- Public Uses

506.2 USES PERMITTED BY SPECIAL EXCEPTION (See Article 7)

- Flea Market
- Hotels/Motels
- Institutional Use (as defined in Article 2)
- Medical Clinics
- Outdoor Storage (Commercial)
- Pawnshop

- Pet Day Care Services
- Automotive Repair Garage
- Rooming House/ Boarding
- Accessory uses to the above

506.3     PROHIBITED USES

- Any use which utilizes and/or stores any hazardous substances as defined in Article 2 of this Ordinance.

506.4     CONDITIONAL USES (See Article 8)

- Large Retail Establishment, not to exceed 75,000 square feet of gross floor area.
- Any nonresidential use, other than a large retail establishment, permitted by right or by special exception in the B-3 District shall be deemed a conditional use if it involves either of the following:
  - (a) the initial or cumulative earth disturbance activity which equals or exceeds 40,000 square feet of surface area.
  - (b) the initial or cumulative construction, placement or installation which equals or exceeds thirty thousand (30,000) square feet of buildings, structures and/or other impervious surface area.

506.5     DIMENSIONAL REGULATIONS

Each principal building, structure and/or use shall be governed by the following regulations, unless more restrictive standards are applicable, including but not limited to State regulations and supplementary regulations contained in Article 9 of this Ordinance.

A.     Minimum Lot Area:

1.     Fifteen Thousand (15,000) square feet, subject to the lot being serviced by centralized sewers.
2.     One (1) acre when serviced by an on-lot sewage disposal system

B.     Minimum Lot Width:

1.     One hundred (100) feet when the minimum required lot size is not less than Fifteen Thousand (15,000) square feet.
2.     One Hundred and Fifty (150') for lots with on-lot sewage disposal.

C.     Front Yard: The minimum front yard shall be not less than twenty-five (25') feet in depth as measured from the front lot line.

- D. Rear Yard: The rear yard shall be not less than thirty (30') feet in depth as measured from the rear lot line.
- E. Side Yard: The side yard shall be not less than ten (10') feet on each side.
- F. Lot Coverage: Not more than forty (40%) percent of the lot area shall be covered by buildings or structures.
- G. Building Height: The maximum height of any building shall not exceed three (3) stories or forty (40') feet.
- H. Buffer Area: Where a B-3 District abuts any residential district, a setback distance of ten (10) feet shall be added to the otherwise applicable setback distance for the area abutting the residential district. A landscaped strip of land not less than five (5) feet in width shall be planted and maintained within said area with appropriate vegetative landscaping materials. Such vegetative planting, including any architectural screens or fences, shall be planted or constructed and maintained at not less than five (5') feet in height, excluding corner lots where a clear site triangle shall be maintained. The above requirements shall not be applied in such cases when the principal use in the B-3 District is residential and/or the properties within an abutting residential district are physically separated by a street, road, alley or other public right-of-way.

506.6      SUPPLEMENTARY REGULATIONS (SEE ARTICLE 9)

506.7      REGULATIONS GOVERNING ABANDONMENT OF LEGAL NONCONFORMING USES IN A B-3 ZONING DISTRICT

- A. A lot may be used as permitted in this district without compliance with and notwithstanding the requirements of Section 506.4 provided that the lot and the existing or proposed development as illustrated on a site plan sealed by a registered engineer or architect complies with the following:
  - 1. The lot is the site of a lawful, nonconforming use or there exists the - right to continue or to resume a lawful nonconforming use on the lot;
  - 2. The right to operate or conduct any and all lawful nonconforming uses shall be abandoned totally and the lot shall be developed for a use or uses permitted in the B-3 zoning district;
  - 3. All buildings or structures previously devoted to such nonconforming use or uses shall be removed or converted to uses as permitted in the zoning district;
  - 4. The lot exceeds 15 acres of lot area;

5. The lot is developed, or is proposed to be developed, with a building having a gross floor area in excess of ninety thousand (90,000) square feet;
  6. The lot enjoys a minimum of 300 lineal feet of street frontage;
  7. The new use shall be served by public sewer and public water prior to commencement; and
  8. Except as otherwise provided in Section 506.7B, the new use shall be developed in a manner which conforms to all dimensional requirements contained in Section 506.5 of the Zoning Ordinance.
- B. Notwithstanding anything contained in this Zoning Ordinance to the contrary, the following provisions shall apply to developments on lots satisfying the criteria set forth in Section 506.7A, subsections 1 through 7:
1. Parking:  
  
One (1) parking space, measuring no less than 162 square feet, shall be required for every two hundred (250) square feet of gross floor area contained in all buildings on the lot.
  2. Freestanding Signs:
    - (a) No freestanding sign shall exceed two hundred and fifty (250) square feet in area.
    - (b) The maximum height for any freestanding sign shall be thirty (30) feet.
  3. Directional Signs:
    - (a) No directional sign shall exceed thirty (30) square feet in area.
    - (b) There shall be no limitation on the number of directional signs.
  4. Wall Signs: Not more than eight (8) wall signs may be displayed on a building.
  5. Temporary Signs:
    - (a) No temporary sign shall exceed two hundred sixty (260) square feet.

- (b) A lot may have no more than three (3) temporary signs, none of which may be displayed for longer than 90 days in a single calendar year.

6. Access Drives:

The size, location, and quantity of access drives and driveways shall be in accordance with the regulations of the Pennsylvania Department of Transportation.

506.8      SUBDIVISION AND LAND DEVELOPMENT

Any property proposed to be divided into parcels or developed in accordance with the definition of a "Subdivision" or a "Land Development", as provided in Article 2 of the Exeter Borough Subdivision and Land Development Ordinance shall also be subject to the governing regulations and provisions within said Ordinance.