

Section 3.13 B-4, General Business District

STATEMENT OF PURPOSE

The intent of this district is to provide for commercial development that offers a broad range of goods and services to meet the convenience and comparison shopping needs of Township residents. Because of the variety of business types permitted in the B-4 District, special attention must be focused on site layout, building design, vehicular and pedestrian circulation, and coordination of site features between adjoining uses. General Business developments should be compatible in design with adjacent commercial development and buffered from or located away from residential areas.

PRINCIPAL PERMITTED USES

- Auction, Permanent
- Automobile Wash when Completely or Partially Enclosed in a Building
- Automobile repair shop or garage if all operations are conducted in an enclosed building
- Bakeries
- Beauty and Barber Shops
- Brewpub
- Bus, Train, and other Forms of Transportation Systems, Passenger Stations
- Business Schools, Colleges, Universities, and Private Schools Operated for Profit
- Convenience Store
- Day Care Center, Child or Adult
- Distillery, Small
- Essential Services
- Financial Institutions
- Food Truck Court
- Gunsmith
- Health, Exercise Club, or Spa
- Home Improvement Store
- Hospitality Facility
- Hotels
- Indoor Commercial or Privately-Owned Recreation Facilities
- Indoor Gun and Archery Ranges
- Indoor Publicly-Owned Recreation Facilities
- Instant Oil Change Shop
- Massage Therapist
- Medical, Osteopathic, Optical or Dental Offices
- Microbrewery
- Mixed Use Buildings
- Mortuary Establishments, Funeral Homes
- Office, Professional, Technical or Administrative
- Personal Fitness Center
- Personal Service Establishments
- Pet Grooming
- Pet Obedience School
- Pet Shop
- Pharmacy
- Printing, Copying, and Bookbinding Operations
- Private Clubs, Fraternal Organizations, and Lodge Halls
- Religious Institutions
- Restaurants, Carry-Out
- Restaurants, Standard
- Retail, General
- Shopping Centers and Big-Box Stores
- Supermarket
- Theaters, Assembly Halls, Concert Halls, and Similar Places of Assembly
- Tire and Battery Shops
- Veterinary Clinic
- Wine Maker, Small

SPECIAL USES

- Amusement Parks
- Dealership, Vehicle, Automobile Dealership and Farm Equipment Sales
- Hospital
- Kennel, Boarding
- Miniature Golf and/or Driving Ranges
- Motor Vehicle Filling Station, Gas Station
- Nursing Home
- Open Air Businesses
- Outdoor Commercial or Privately-Owned Recreation Facilities
- Plumbing, Heating, and Electrical Shops
- Self-storage Facilities (Mini-Warehouse, Mini-Storage)
- Sign Painting and Servicing Shops
- Wireless Communication Towers

ACCESSORY USES

- Accessory Use, Building or Structure
- Donation Bins
- Food Truck, Temporary Use
- Outdoor Seating Area
- Outdoor Temporary Retail Sales
- Solar Energy Facility – Director Use

The above list is a summary of uses permitted in the district. Refer to Section 6 for requirements applicable to specific uses. In case of a conflict between Section 3.4 and the above list, Section 3.4 shall prevail.

REQUIRED DIMENSIONS			
Lot Standards		Minimum Setbacks (ft.)	
Minimum Lot Width (ft.):	80	Front Yard :	20
Minimum Lot Area (sq. ft.):	12,000	Side Yard ^(d) :	10
Maximum Lot Coverage:	50%	Rear Yard ^(d) :	20
Minimum Floor Area Per Unit (sq. ft.):	--		
Maximum Building Height (ft.):	35		

Footnotes: See Section 4.3.

The above list of Required Dimensions is a summary. Refer to Section 4 for dimensions applicable in each district. In case of a conflict between Section 4 and the above list, Section 4 shall prevail.

REFERENCES TO ADDITIONAL STANDARDS		
Site Plan Review Section 14.2	General Provisions Section 7	Environmental Performance Standards Section 8
Landscaping and Screening Section 10	Accessory Uses and Structures Section 7.5	Exterior Lighting Section 8.2
Signs Section 11	Nonconformities Section 12	Parking Section 9

[as amended 2/8/23]