

ARTICLE 14

B2, COMMUNITY BUSINESS

Preamble

The B-2 Community Business Districts are designed to provide for various types of office, convenience, and comparison-shopping goods to meet the day-to-day needs of Township residents for convenience and durable goods, personal services, food, entertainment, shopping and related activities.

Uses that would create hazards, loud noises, vibration, smoke, glare or heavy traffic shall be prohibited. Parking facilities in the district shall be designed to serve the area rather than individual businesses. Unless otherwise specified, automotive-related services and other uses that would typically interfere with the continuity of retail frontage, hinder pedestrian circulation, and disrupt the functioning of this district shall also be prohibited.

Uses in this district shall be subject to appropriate design, density and development standards (including density, bulk, setback and separation standards, and provisions for sufficient light and air). The standards of this district are intended to prevent congestion on public roads, reduce hazards to life and property, provide basic amenities, and ensure compatibility with adjacent residential uses.

SECTION 14.01. Principal Uses Permitted

In the B-2 Community Business Districts no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided for in this Ordinance:

- A. Any use permitted in the B-1 District subject to the regulations applicable in this Article.
- B. Any retail business whose principal activity is the sale of new merchandise in any enclosed building, or as otherwise provided by this Ordinance.
- C. Office, showroom, or workshop of a decorator, upholsterer, or similar service business.
- D. Retail and service establishments and shopping centers exceeding ten thousand (10,000) gross square feet in floor area.
- E. Restaurants or other places serving food or beverage, except those having the character of a drive-in or drive through as defined in this Ordinance.
- F. Outdoor dining for restaurants with indoor seating, subject to the terms and conditions under Article 26.
- G. Indoor theaters.
- H. Offices as permitted in Article 21.
- I. Museums and art galleries.
- J. Instructional centers for music, art, dance, crafts, martial arts, and related uses.
- K. Temporary outdoor sales events as provided in Article 26.
- L. Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses.

- M. Outdoor display and sales of Christmas trees, subject to Article 26.
- N. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Article 26 and which are not listed below as special land uses.

SECTION 14.02. Special Land Uses Permitted

The following uses may be permitted by the Planning Commission, under the purview of Article 34, after site plan review and a public hearing, and subject to other reasonable conditions which, in the opinion of the Planning Commission, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and Township:

- A. Bowling alley, when located at least one hundred (100') feet from any residential district.
- B. Drive-in or drive-through business when developed as an accessory to a principal permitted use, subject to Article 26.
- C. Private clubs, fraternal organizations and lodge halls.
- D. Golf driving ranges and miniature golf courses, subject to Article 26.
- E. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.
- F. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Article 26.
- G. Indoor Pet Service Establishments (as differentiated from kennels, which commonly have outdoor runs, are primarily operated for the sole purpose of housing healthy domestic animals overnight or for extended periods of time and are more appropriately located in industrial zoning districts, as provided for elsewhere in the Ordinance), including overnight boarding, training and grooming, provided the following conditions are met:
 - 1. The Indoor Pet Service Establishment is ancillary in both percentage of square footage and percentage of income to the Permitted Principal Use of a retail store, which offers for sale pet products and, which derives at least 80% of its income from retail sales. The pet service establishment shall be located within the same building as the retail store and be limited to 33% of the gross floor area.
 - 2. There is no exterior kennel space, runs, or exercise area, and the Indoor Pet Service Establishment shall not create any nuisances to neighboring properties or businesses with regard to odors, noise and pet waste. Odor and noise from the establishment shall not be discernable outside of the building. The Indoor Pet Service Establishment shall be contained and operate entirely within the enclosed building.
 - 3. The Indoor Pet Service Establishment shall exclude exotic and domestic farm animals. The Indoor Pet Service Establishment is limited to dogs and cats which are household pets.
 - 4. No more than one (1) dog or cat per sixty (60) square feet of building floor area. Enclosures must be appropriate to the size of the animals.
 - 5. The length of stay of animals housed in the Indoor Pet Service Establishment shall be limited to thirty (30) consecutive days for any one stay in any sixty (60) day period.

H. Dog Daycare Centers (as differentiated from Indoor Pet Service Establishments, which are operated completely indoors and are ancillary to the principal use of a retail store for the sale of pet products, and from Kennels, which commonly have outdoor runs and are primarily operated for purposes of sheltering, boarding, impounding, keeping or breeding of animals with minimal social interaction among animals), including retail sale of dog care products, grooming, overnight boarding, and outdoor play area, provided the following conditions are met:

1. Hours of operation open to the public are limited to twelve (12) hours per day and shall not extend later than 7 p.m.
2. There shall not be individual, outdoor dog runs.
3. The number of dogs cared for at any one time shall not exceed one (1) dog per seventy (70) square feet of gross floor area, indoor and outdoor enclosed area, which is subject to discretionary review by the Planning Commission.
4. Revenues for overnight boarding of dogs may not comprise more than fifty percent (50%) of the total revenue of the dog daycare center. The length of stay for boarded animals shall be limited to seven (7) consecutive days, and no outdoor boarding shall be permitted.
5. Adequate sound-attenuating and odor control measures shall be implemented so that noise or odor from inside the building will not be discernible outside the building.
6. Any outdoor play area shall be set back a minimum of 150 feet from the nearest residential dwelling.
7. The outdoor play area for the dogs shall be surrounded with a masonry wall or other material that is aesthetically compatible in terms of material, color and finish with the principal and surrounding buildings. Said wall shall be at least seven (7) feet in height and maintained in good condition at all times. Failure to maintain the fence in its original condition shall be considered a violation of the site plan approval.
8. Any outdoor play area is for periodic use only, and dogs shall not be allowed to access the outdoor play area on their own. Not more than twenty (20) dogs shall be permitted in the outdoor play area at any one time. While in the outdoor play area, dogs shall be escorted and supervised by a dog handler who will be responsible for preventing or quickly suppressing any dog behavior that may adversely impact surrounding uses, including loud or excessive barking.
9. The outdoor play area must have special canine grass designed for the purpose of covering outdoor areas for dogs, with an appropriate drainage system to control surface run-off. The outdoor play area must be maintained in a clean, sanitary manner, and adequate odor control measures shall be implemented so that odor will not be discernible beyond the property line. Solid dog waste in the outdoor play area must be promptly picked up.
10. Any dog and food waste shall be properly and lawfully disposed of to not create a litter, insect, rodent, vermin or offensive odor nuisance.
11. Applicants shall submit, at the time of special land use application, a proposed site plan and floor plan, and written operating procedures, such as those recommended by the American Boarding and Kennel Association (ABKA) or American Kennel

Club (AKC). These procedures shall be followed for the duration of the business and shall be designed to prevent or control animal behavior that may adversely impact surrounding uses, including loud or excessive barking.

- I. Smoke shops, subject to Article 26.

SECTION 14.03. Required Conditions

All uses shall be subject to the following conditions:

- A. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold primarily at retail on the premises where produced.
- B. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building unless otherwise provided by this Ordinance.

SECTION 14.04. Area, Height and Bulk Requirements

See Article 6, Table of Dimensional Standards by District, limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and the maximum density permitted.