

SECTION XXIII. GENERAL RETAIL B-2

(Adopted April 14, 1988, by Resolution 88-35, effective May 14, 1988)

23.01 The following uses of land and buildings and no others shall be deemed B-2 uses and permitted in all B-2 Districts (General Retail):

- A. All uses of land and buildings permitted in B-1 Restricted Retail Districts.
- B. Retail food store and beverage store of unlimited floor area.
- C. Restaurant or eating establishment serving customers outside a building used for restaurant purposes.
- D. General merchandise store or shop including but not limited to those selling hardware, electrical supplies, furniture, home furnishings, wearing apparel, builder's supplies when enclosed within a building and having no outside storage, garden supplies, plants, shrubs, and trees, monument and tombstones.
- E. Shop for repair or upholstering of furniture.
- F. Private club or fraternal organization, night club, bar or lounge.
- G. School of cosmetology with or without a beauty or barber shop in conjunction therein.
- H. Pet shop.
- I. Veterinary hospital or boarding kennel for small animals located at least one hundred (100) feet from any dwelling and fifty (50) feet from any lot sideline.
- J. Similar uses not listed above with the approval by Resolution of the Board of Township Trustees.

23.02 Accessory Uses and Buildings

- A. Accessory uses in a B-2 District shall be limited to uses that are clearly incidental and secondary to the main use of land and buildings.
- B. Accessory buildings and structures in a B-2 District shall conform to the setback, side yard and rear yard clearances as provided in Section 23.06 and 23.07 of this Resolution.
- C. No living quarters in conjunction with a business establishment shall be permitted in a B-2 District.

23.03 The uses permitted in Sections 23.01 and 23.02 shall be permitted providing such use is not noxious, dangerous, or offensive by reason of emission of odor, dust, smoke, gas, noise, fumes, flame or vibration.

23.04 Lot Area

A minimum lot area shall be required in a B-2 District to the extent necessary to comply with other regulations in this Resolution such as, but not necessarily limited to, setback side and rear yard clearances, parking and buffering.

23.05 Lot Width

A minimum lot width shall be required in a B-2 District to the extent necessary to comply with other provisions in this Resolution such as, but not limited to, side yard clearances, parking facilities and buffering.

23.06 Setback Building Line

- A. In computing setback or lot line clearance, no portion of the road or street right-of-way shall be included regardless of whether or not owner holds title to the same.
- B. No building or accessory structure in a B-2 District shall be erected or maintained within fifty (50) feet of the right-of-way sideline of a dedicated road or within eighty (80) feet of the center of the traveled portion of the road, whichever is greater.

23.07 Side and Rear Yard Clearances

No side or rear yard clearance shall be required for a building or structure in a B-2 District except where such side or rear lot line is adjacent to any R-1, R-2 or R-3 District, in which case there shall be a fifty (50) foot buffer strip between any B-2 building or structure and the side or rear line of said lot.

23.08 Maximum Height of Buildings

No building or structure nor the enlargement of any building or structure shall be erected or maintained which is in excess of thirty five (35) feet in height except this provision shall not apply to church spires, belfries, clock towers, radio and tv towers, chimneys, water tanks, elevator bulkheads, stage towers, scenery lofts or other mechanical appurtenances when erected upon and as an integral part of such building.

23.09 Buffering and Screening

- A. The buffer strip required in Section 23.07 shall be planted with grass and landscaped to provide at year-round vertical green combination between any B-2 District and any residential district.
- B. Screening of service yards and other places which tend to be unsightly shall be accomplished by use of walls, fencing, or planting or a combination of these. Screening shall be equally effective year around.
- C. Trash and/or garbage collection areas shall be enclosed on at least three (3) sides by a solid wall or fence at least four (4) feet in height if such area is not within an enclosed building or structure.
- D. See Sections 6.14 and 6.15, General Requirements. (Adopted by Resolution 99-52 effective July 1, 1999)

23.10 Parking

- A. Required in all districts and in plot plan - See Section 29.01.
- B. Parking space - See Section 29.02.
- C. Dimensional table for spaces and access - See Section 29.03.
- D. Number of parking spaces required - See Section 29.04.
- E. Access - See Section 29.05.
- F. Surfacing - See Section 29.06.

- G. Drainage - See Section 29.07.
- H. Lighting, Screening and Striping - See Section 29.08.
- I. Loading and Servicing - See Section 29.09.
- J. Distance from boundary or right-of-way - See Section 29.10.

23.11 Signs

- A. All signs permitted in Residential Districts shall be permitted in B-2 Districts.
- B. General Requirements - see Section 28.01.
- C. On Premises Signs - Identification, Free Standing, Planter Type, Temporary or Portable - See Section 28.05.
- D. Off Premises Signs: Billboards, Advertising - See Section 28.05.
- E. Miscellaneous Signs - See Section 28.03.
- F. See Section XXVIII Signs for other applicable regulations.

23.12 Storage of Equipment

No premises or portion thereof shall be used for the storage, collection or accumulation of equipment, machinery or building materials, except as incident to proposed construction upon, maintenance or repair of said premises, and except that this provision shall not apply to parking of licensed cars or trucks owned or personally operated by the occupant or occupants of said premises.