

ARTICLE 20.00

B-1, Limited Business District

Section 20.01 Statement of Purpose

The intent of the B-1, Limited Business District is to meet the day-to-day convenience shopping and service needs of persons residing in nearby residential areas. Intensive commercial uses that generate large volumes of traffic or that have other characteristics that tend to adversely affect the quality of surrounding residential areas are not permitted in this District.

Section 20.02 Permitted Uses and Structures

A. Principal Uses and Structures

In all areas zoned B-1, Limited Business District, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

1. Retail businesses that supply commodities on the premises for persons residing in nearby residential areas, such as groceries, meats, dairy products, alcoholic beverages, baked goods and other foods, drugs, dry goods, notions, hardware, books, stationery and school supplies, records, video cassette sales and rental, bicycles, flowers, hobby equipment, paints, periodicals, shoes, sporting goods, sundry small household articles, and tobacco products.
2. Establishments that perform services on the premises for persons residing in nearby residential areas, such as beauty and barber shops; watch, radio, television, clothing
3. Office buildings and uses, provided that goods are not manufactured, exchanged, or sold on the premises.
4. Financial institutions, including banks, credit unions, and savings and loan associations.
5. Laundry and dry cleaning customer outlets and similar operations.
6. Carry-out and standard restaurants, as defined in Section 1.03.
7. Child care centers and day care centers.
8. Municipal buildings and uses, including post offices, provided there is no outside storage.
9. Photographic studios.
10. Data processing and computer centers.
11. Essential services, subject to the provisions in Section 2.16.
12. Wireless communications facilities on monopoles, subject to the standards and conditions in Section 8.02, sub-section V.
13. Small wine makers and hard cider producers, subject to the regulations in Section 8.02(JJ).
14. Other uses similar to the above, subject to the provisions in this Article.
15. Temporary real estate auction, subject to the provisions in Section 8.02, sub-section LL.
16. Temporary general auction, subject to the provisions in Section 8.02, sub-section LL.
17. Brewpubs, subject to the requirements in Section 8.02, subsection NN.
18. Uses and structures accessory to the above, subject to the provisions in Section 2.03.

19. Small distillers, subject to the regulations in Section 8.02(OO).

B. Accessory Uses and Structures

The following uses and structures accessory to principal uses and structures in the AG-SF District shall be permitted, subject to the provisions in Section 2.03:

1. Roof and building-mounted solar energy systems for individual use, subject to the requirements in Section 8.02, subsection QQ.4.

C. Special Uses

The following uses may be permitted by the Township Board, subject to the conditions specified for each use; review and approval of the site plan by the Planning Commission and Township Board; any special conditions imposed by the Planning Commission or Township Board that are necessary to fulfill the purposes of this Ordinance; and, the procedures and requirements set forth in Section 29.03.

1. Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations, lift stations, and switchboards, but excluding outside storage yards, subject to the provisions in Section 8.02, sub-section CC.
2. Theaters, assembly halls, concert halls or similar places of assembly, private or public clubs, and lodge halls subject to the following conditions:
 - a. All operations shall be conducted within a completely-enclosed building.
 - b. All buildings shall be set back at least one hundred (100) feet from any residential district or use.
3. Bars and lounges.
4. Mortuaries and funeral homes, subject to the provisions in Section 8.02, sub-section M.
5. Wireless communications facilities on towers other than monopoles, subject to the standards and conditions in Section 8.02, sub-section V.
6. Permanent on-line auctions, subject to the provisions in Section 8.02, sub-section LL.
7. Microbreweries, subject to the requirements in Section 8.02, subsection NN.

Section 20.03 Development Standards

A. Required Conditions

Unless otherwise noted, buildings and uses in the B-1 Limited Business District shall comply with the following requirements:

1. All such businesses shall be retail or service establishments dealing directly with consumers. Manufacturing of products for wholesale distribution off of the premises is not permitted.
2. All goods produced and services performed on the premises shall be sold at retail on the premises where produced.
3. All business, servicing, or processing, except off-street parking or loading, shall be conducted within a completely enclosed building.
4. There shall be no outside storage of goods, inventory, or equipment.
5. Commercially used or licensed vehicles used in the normal operation of a permitted retail or service use on the site may be parked in the rear only. This provision shall also apply to operable vehicles that are moved on and off of the site on a regular basis.
6. Development in the B-1 District shall comply with the access and service road requirements in Section 2.10.

B. Site Plan Review

Site plan review and approval is required for all new construction and expansion of existing buildings, in accordance with Section 29.02.

C. Area, Height, Bulk, and Placement Requirements

Buildings and uses in the Limited Business District are subject to the area, height, bulk, and placement requirements in Article 28.00, Schedule of Regulations.

The following chart summarizes the regulations in Article 28.00, but the user is cautioned to refer to Article 28.00 for more detailed information and explanatory notes.

Regulations	
Minimum Lot Area	40,000 sq.ft.
Minimum Lot Width	200 ft.
Maximum Height	2 stories, 35 ft.
Minimum Front Setback	45 ft.
Minimum Side Setback	20 ft.
Minimum Rear Setback	20 ft.

D. Planned Development

Planned Development is permitted as a means to achieve the basic intent of this district, in accordance with the guidelines in Section 29.04.

Section 20.04 – Penalties and Enforcements

Any violation of this Ordinance, or any part thereof, shall be deemed a municipal civil infraction and is punishable by a fine not to exceed \$100.00. Upon notice of a violation, the appropriate Township employee shall investigate any violation and then make a determination as to whether the penalty shall be imposed. The imposition of a penalty for a violation shall not excuse the violation or be considered a permit to allow the violation to continue. Each day that a violation exists or continues to exist shall constitute a separate offense. The Township Supervisor or his/her designated agent is hereby authorized to write and serve municipal civil infraction tickets. This municipal civil infraction ticket shall serve as notice of the alleged violation. Proceedings for the municipal civil infraction shall proceed as provided in the Township Municipal Civil Infractions Ordinance.