

ARTICLE 8 - B-1 - LOCAL BUSINESS DISTRICT

SECTION 800. INTENT

The intent of the Local Commercial District is to provide for the day-to-day convenience commercial and service needs of Township residents. These areas are intended to compliment the Village's commercial center. The Local Commercial Districts are not intended to provide for the convenience needs of highway oriented traffic or general retail needs.

SECTION 801. PRINCIPAL PERMITTED USES

In the Local Business District, no building or land shall be used and no building shall be erected except for one or more of the following uses:

- A. General office buildings for such uses as: executive, administrative, governmental, clerical, sales offices, and similar uses.
- B. Service office buildings for such uses as: real estate sales office, insurance service center, public utility companies without service/storage yards, banks, savings and loan, credit union branch offices, and similar uses, excluding any such use which contains a drive-through window.
- C. Professional office buildings for such uses as: attorney, accountant, interior designer, and similar uses.
- D. Medical and dental offices, excluding 24 hour walk in clinics, ambulatory care centers and hospitals.
- E. Generally recognized retail businesses which supply commodities on the premises, such as but not limited to: groceries, meats, dairy products, baked goods, beverages, drugs, dry goods, clothing, books, hardware and similar uses.
- F. Personal service establishments which perform services on the premises such as, but not limited to: shoe repair, tailor, beauty parlor, barber shop, photographer, photo drop off with or without on-site processing, instant or quick printing shop, and similar uses.
- G. Restaurants, including sit down and carry-out, but excluding drive-ins and any restaurant with a drive-through or pick-up window.
- H. Churches and public buildings.
- I. Funeral Homes.

- J. Public buildings including community or recreation centers without outdoor storage yards.
- K. Self-service laundries, laundries and dry cleaning establishments dealing directly with the consumer, but excluding central dry cleaning plants serving more than one retail outlet.
- L. Uses similar to the principal permitted uses above may be permitted by the Planning Commission based upon findings of fact.

SECTION 802. SPECIAL LAND USES

The following special land uses shall be permitted only after review and approval by the Planning Commission, subject to the requirements and standards of Article 13 and the submission of a site plan conforming with the requirements of Section 1215:

- A. Single-Family Accessory Apartments (Section 1318).
- B. Cemeteries (Section 1302).
- C. Convalescent or rest homes (Section 1313).
- D. Educational Institutions (Section 1314).
- E. Group Day Care Facilities (Section 1312).
- F. Medical and dental offices with 24 hour walk in clinics or ambulatory care centers, but excluding hospitals (Section 1307).
- G. Private clubs and lodge halls. (Section 1336).
- H. Utility and public service buildings (Section 1316).

SECTION 803. ACCESSORY STRUCTURES AND USES

Accessory buildings, structures and uses shall be permitted in accordance with Section 1203.

SECTION 804. DEVELOPMENT REGULATIONS

- A. All uses shall be office and service establishments dealing directly with customers.
- B. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building, unless otherwise permitted through special land use approval. All accessory buildings shall be similar in architectural design and materials to the principal building.

- C. Waste materials of any sort shall be screened from public view by a masonry wall and shall be consolidated in a defined trash receptacle area as approved by the Planning Commission.
- D. Exterior site lighting shall be in accordance with Section 1210. In addition, where a building wall faces an abutting residential district there shall be no floodlighting of such facade. This shall not preclude the lighting of doorways on such facades.
- E. All uses in this district require site plan review and approval. Site plans shall be prepared in accordance with the requirements of Section 1215 of this Ordinance and shall be reviewed and approved by the Planning Commission prior to issuance of a building permit.
- F. See Article 13, General Provisions, relating to off-street parking, off-street parking layout, landscaping and screening requirements and other sections of the Article as they relate to uses permitted in the district.
- G. Except where otherwise regulated in this Article, refer to Article 11, Schedule of District Regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, the minimum yard setback requirements and development options.
- H. No required front yard space in any B-1 - Local Commercial District shall be used for the storage or parking of vehicles or any other materials or equipment.