

ARTICLE 21.00

B-2, Commercial Center District

Section 21.01 Statement of Purpose

The intent of the B-2, Commercial Center 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-2 District, special attention must be focused on site layout, building design, vehicular and pedestrian circulation, and coordination of site features between adjoining uses. Accordingly, Commercial Center developments should be:

- compatible in design with adjacent commercial development,
- designed as part of a planned shopping center in coordination with development on adjoining sites,
- buffered from or located away from residential areas, and
- served by a minor or principal arterial road.

Section 21.02 Permitted Uses and Structures

A. Principal Uses and Structures

In all areas zoned B-2, Commercial Center 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. All principal uses permitted in the B-1, Limited Business District, Section 20.02, sub-section A.
2. Veterinary clinics and hospitals, subject to the provisions in Section 8.02, sub-section DD.
3. Business schools or colleges, vocational training schools, dance schools, music and voice schools, and art studios.
4. Indoor recreation uses such as bowling establishments, gymnasiums, ice skating rinks, tennis clubs, roller skating rinks, court sports facilities, and similar recreation facilities, subject to the provisions in Section 8.02, sub-section W.
5. Mortuaries and funeral homes, subject to the provisions in Section 8.02, sub-section M.
6. Restaurants, taverns, bars/lounges, and other uses serving alcoholic beverages, including catering and banquet halls, where the patrons are served while seated within a building occupied by such establishments, but not drive-in restaurants.
7. Outdoor seating for such restaurants may be permitted subject to Special Land Use review.
8. Offices, showrooms, or workshop of a plumber, electrician, building contractor, upholsterer, caterer, exterminator, decorator, or similar trade, subject to the following:
 - a. All services performed on the premises, including fabrication, repair, cleaning or other processing of goods, shall be sold at retail on the premises where produced.
 - b. The ground floor premises facing upon and visible from any abutting street shall be used only for entrances, offices, sales, and display.
 - c. There shall be no outside storage of materials or goods of any kind.
9. Fitness centers.
10. Public transit waiting stations or park-and-ride lots.

11. Newspaper offices and print shops with minor printing facilities.
12. Crematoriums.
13. Wireless communications facilities on monopoles, subject to the standards and conditions in Section 8.02, sub-section V.
14. Tattoo parlors.
15. Temporary real estate auctions, subject to the provisions in Section 8.02, sub-section LL.
16. Temporary general auctions, subject to the provisions in Section 8.02, sub-section LL.
17. Other uses similar to the above, subject to the provisions in this Article.
18. Medical marijuana facilities, subject to the requirements in Sections 8.02, subsection MM, and Section 2.02.
19. Brewpubs, subject to the requirements in Section 8.02, subsection NN.
20. Child care centers and day care centers.
21. Uses and structures accessory to the above, subject to the provisions in Section 2.03.

B. 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. Automobile filling and service stations and automobile repair garages, including tire, battery, muffler, and rustproofing establishments and quick oil change and lubrication stations, subject to the provisions in Section 8.02, sub-section D, and the following additional conditions:
 - a. In general, major repair, as defined in Section 1.03, shall not be permitted in the B-2 District, except as provided for under item 18, below.
 - b. The servicing and repair of vehicles shall be limited to those which may be serviced during a normal workday.
 - c. Outside parking of vehicles overnight is prohibited except for the operable vehicles of the employees working at the station and up to two (2) service vehicles used by the service station.
 - d. There shall be no outside display of parts or products.
2. Automobile wash or car wash establishments, subject to the provisions in Section 8.02, sub-section E.
3. New and used automobile, truck and tractor, boat, mobile home, recreational vehicle and trailer sales, subject to the provisions in Section 8.02, sub-section C.
4. Arcades, when developed as an accessory use in a larger indoor recreation facility, a restaurant or bar, or a club or lodge, subject to the provisions in Section 8.02, sub-section W.
5. Hotels and motels, subject to the provisions in Section 8.02, sub-section R.
6. Mini-warehouses, subject to the provisions in Section 8.02, sub-section Q.
7. Open-air display and sales of nursery plants and materials; lawn furniture; playground equipment and swimming pools; garden supplies; and similar open-air displays, subject to the provisions in Section 8.02, sub-section U.
8. Outdoor recreation facilities, such as a children's amusement park and par-3 golf courses, subject to the provisions in Section 8.02, sub-section W.

9. Drive-in, drive-through, and fast-food restaurants, subject to the provisions in Section 8.02, sub-section K.
10. Drive-in establishments (other than drive-in restaurants), subject to the provisions in Section 8.02, sub-section J.
11. Adult book or supply stores, adult motion picture theaters, adult live stage performing theaters, adult motion picture arcades, adult motels, adult model studios, group "A" cabarets, massage parlors or establishments, and similar adult uses, subject to the provisions in Section 8.02, sub-section A.
12. Lumber yards or building material sales establishments that have storage in partially open structures, subject to the following conditions:
 - a. The ground floor premises facing upon and visible from any abutting street shall be used only for entrances, offices, sales or display.
 - b. Open storage structures shall be enclosed on three sides and shall have a roof.
 - c. The entire site, exclusive of access drives, shall be enclosed with a six (6) foot high chain link fence or masonry wall, constructed in accordance with Article 6.00.
13. Recycling collection stations.
14. 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.
15. 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.
16. Owner-occupied residential uses in combination with a principal permitted use, subject to the following requirements:
 - a. Residential uses shall not occupy more than fifty percent (50%) of the gross floor area of the building.
 - b. Residential uses shall be permitted only on upper levels or to the rear of the principal business use in the building.
 - c. Off-street parking shall be provided pursuant to the requirements in Article 4.00, except that parking for the residential use shall be located behind the building.
 - d. A minimum of three hundred (300) square feet of usable outdoor open space shall be reserved for the exclusive use of each such residential unit. The open space shall not be located within a required setback.
17. Wireless communications facilities on towers other than monopoles, subject to the standards and conditions in Section 8.02, sub-section V.
18. Automobile body, frame, and fender straightening, and similar collision repair service, subject to the provisions in Section 8.02, sub-section II, and the following additional conditions:
 - a. Hours of operation shall be limited to between 7:00 a.m. to 6:00 p.m.
 - b. Service shall be limited to cars, vans, and small trucks.
19. Permanent on-line auctions, subject to the provisions in Section 8.02, sub-section LL.
20. Permanent auction house, subject to the provisions in Section 8.02, sub-section LL.
21. Permanent general purpose auctions, subject to the provisions in Section 8.02, sub-section LL.
22. Microbreweries, subject to the requirements in Section 8.02, subsection NN.

Section 21.03 Development Standards

A. Required Conditions

Unless otherwise noted, buildings and uses in the B-2 Commercial Center 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-2 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 Commercial Center 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 21.04 – 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.

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