

ARTICLE XI
[BACK TO CONTENTS](#)
B-1 BUSINESS DISTRICT

SECTION 1101 PURPOSE

The purpose of this district is to provide for a cohesive and viable business district for the Township and to provide an area where business establishments are encouraged and/or can be maintained. It is created to prevent the intrusion of certain commercial and other uses that would be incompatible with the retail nature of the business district and which could be disruptive to traffic circulation and cause safety problems.

SECTION 1102 TABLE OF USES

| Permitted Uses | |
|---|---|
| Conditional Uses | |
| Retail business establishments. | Research laboratories (1803J) |
| Eating and/or drinking establishments | Wholesale and/or distribution facilities (1803L) |
| Business and professional offices | Home occupations (1803A) |
| Banks and other financial institutions | Outdoor commercial recreation facilities (1803K) |
| Building Material and Supply | Bed & Breakfast Inn. (Ordinance 84-102-13) (1803) |
| Business, professional and personal services | Emergency Response Facility. (Ordinance 84-102-32) |
| Motels, hotels and motor inns | Helistops. (Ordinance 84-102-32) (1803R) |
| Hospitals and medical and dental clinics. | Essential Service Structure (Ordinance 84-102-40) (1703T) |
| Funeral homes | Special Exception Uses |
| Private social and fraternal clubs | Group residence facility: Group residence facility of eight (8) or fewer resident clients or patients |
| Municipal buildings and fire stations. | |
| Café (Ord. 2010-200-22) | |
| Automotive sales, service, parts and repair facilities | |
| Gasoline service stations | |
| Mobile home sale and display lots | |
| Recreation vehicle sales, service, parts and repair facilities | |
| Marine sales, service, parts and repair facilities | |
| Automobile, truck, and/or utility trailer rental facilities | |
| Planned business and/or office developments (integrated retail shopping and office facilities | |
| Athletic clubs and health spas | |
| Laundromats | |
| Indoor commercial recreation facilities | PERMITTED USES CONTINUED |
| Business schools | Tattoo Parlors (2010-200-18) |
| Car wash facilities | |
| Emergency Response Facility (Ord. 2010-200-14) | |
| Essential services | |
| Accessory Uses | |
| Signs as permitted in Article XXI. Residential apartments but only above the ground floor of commercial uses and in accordance with the following provisions a. Each apartment unit shall have two (2) off-street parking spaces b. No building shall contain more than three (3) such apartments. Parking and loading facilities as permitted in Article XX. Fences -- see Article XIX Other accessory uses customarily incidental to a permitted principal use and as approved by the Zoning Hearing Board. No-impact home based business. | |