

INDIANFIELDS TOWNSHIP ZONING ORDINANCE

ARTICLE 7

B BUSINESS DISTRICT

Preamble: The B Business District is designed to provide for the establishment of shopping areas, personal services, professional office areas and diversified business types that are primarily compatible with and of service to Township one-family residential and agricultural uses.

SEC. 700 PRINCIPAL USES PERMITTED:

In the B Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance:

- a. Office buildings for any of the following occupations: executive, administrative, professional, governmental and sales office.
- b. Medical and dental offices, including clinics.
- c. Banks and financial institutions.
- d. Any generally recognized retail business which supplies such commodities as: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods and notions or hardware.
- e. Any personal service establishment which performs such services as but not limited to: shoe repair, tailor shops, beauty parlors, barber shops, interior decorators, photographers, dry cleaners and self-service laundries.
- f. Private clubs and lodge halls.
- g. Churches.
- h. Tourist facilities including, but not limited to: rooming houses, motels, hotels, and gift shops.
- i. Wholesale uses and storage uses when in a completely enclosed building; except that new vehicles and/or earth moving equipment for sale may occupy a rear yard area.
- j. Theaters, assembly halls and similar places of assembly when conducted completely within enclosed buildings.
- k. Bottling works and food packaging.
- l. Full serve car washes.

- m. New automobiles sales or showroom.
- n. Restaurants, supper clubs and taverns.
- o. Bowling alleys, pool or billiard parlor or club.
- p. Commercial printing and newspaper offices.
- q. Business schools or private schools operated for profit.
- r. Offices and show rooms of plumbers, electricians, decorator or similar trades. The ground floor premises facing upon, and visible from any abutting street, shall be used only for entrances, offices or display. All storage of material or any incidental repair shall be within the confines of enclosed buildings.
- s. Governmental offices or other governmental uses; public utility offices, and uses, utility exchanges, transformer stations, pump stations and service yards; and other public service facilities.
- t. Utility and public service facilities and uses when operating requirements necessitate the locating of said facilities within the district in order to serve the immediate vicinity.
- u. Uses similar in character to the above listed uses.
- v. Accessory buildings and uses customarily incidental to the above permitted uses.
- w. Automotive repair garages, auto engine and body repair and undercoating shops, when completely enclosed.
- x. Bed and Breakfasts.

SEC. 701 REQUIRED CONDITIONS

All uses shall be subject to the following limitations:

1. All business establishments shall be retail or service establishments dealing
 2. Directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
2. All business, servicing or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.

SEC. 702 CONDITIONAL USES:

The following uses may be permitted upon the granting of a permit for such use by the Township Board, subject to the conditions hereinafter imposed for each use and subject further to such other reasonable conditions which in the opinion of the Township Board are necessary to provide adequate protection to the neighborhood and to abutting

properties.

- a. Gasoline service station for sale of gasoline, oil and minor accessories, subject to the provisions of Section 2302 (11).
- b. Drive-thru restaurants or open front stores subject to the provisions of Section 2302 (10).
- c. Sale of automobiles, house trailers, travel trailer rentals, subject to the provisions of Section 2302 (28).
- d. Commercially used outdoor recreational space for children's amusement parks, carnivals, rebound tumbling facilities, miniature golf courses, and golf driving ranges, subject to the provisions of Section 2302 (06).
- e. Sexually oriented businesses, subject to the provisions of Section 2302 (29).
- f. Accessory buildings and uses customarily incidental to the above permitted uses.
- g. Keeping of horses for personal use if the property is used as residential.[adopted 8-11-03]

SEC. 703 AREA AND BULK REQUIREMENTS:

See Article 11, SCHEDULE OF REGULATIONS limiting the height and bulk of buildings and the maximum density permitted.