

## ARTICLE 9

### BUSINESS DISTRICTS

#### 900 GENERAL BUSINESS DISTRICT (GB-1) (08/06/04)

#### 901 PURPOSE

The General Business District is created to provide commercial development of permitted uses, which will be limited only by standards set forth to protect the abutting Districts and as directed against the extension of strip zoning. The General Business District shall be considered for use in limited areas adjacent to the major activity centers and in accessible locations along arterial streets on the Major Thoroughfare Plan. Strip zoning in this District shall be prohibited.

#### 902 TYPICALLY PERMITTED USES

Antique Stores  
Audio-Visual Sales and Service  
Automobile Accessory Stores  
Banquet Facilities (11/07/03)  
Bars, Grills, Cocktail Lounges and State Liquor Stores  
Bicycle Rental, Sales and Service  
Billboards and Signs (subject to the provisions of Article 13)  
Boat and Sporting Goods Stores  
Bowling Alleys (provided that the building used for such purpose is at least one hundred [100] feet from any Residential District)  
Building Materials and Sales (if conducted in an enclosed building)  
Cafes  
Clinics (Medical and Dental)  
Clubs (Swimming, YMCA, etc.) and Lodges  
Confectionery Stores  
Discount Stores (Variety, Drugs, etc.)  
Drive-In Banks  
Dry Cleaning Facilities (Custom and Self-Service)  
Emergency Medical Facilities  
Exterminator Services  
Farm, Fruit and Produce Stands  
Fast Food Facilities  
Floor Covering Stores  
Food and Grocery Stores  
Food Lockers  
Funeral Homes (05/06/99)

(05/06/99, 11/07/03, 08/06/04)

Furniture Cleaners  
 Furniture Repairing and Refinishing  
 Garden and Nursery Centers  
 Gift, Novelty and Souvenir Stores  
 Golf Courses (02/07/98)  
 Golf Driving Ranges  
 Governmental Buildings  
 Interior Decorators (Workshops)  
 Laundry (Custom and Self-Service)  
 Lawn Mower Sales and Service  
 Locksmiths and Repair Shops  
 Monument Sales (provided cutting is done in an enclosed building)  
 Motels and Tourist Cabins/Courts  
 Pet and Pet Supply Stores  
 Photographic Studios  
 Photostating/Printing/Publishing Facilities  
 Private Gas Wells  
 Restaurants and Taverns  
 Satellite Dishes (05/06/99)  
 Schools Public/or Private (04/05/02)  
 Tennis/Racquet Clubs  
 Travel Trailer/Pick-up Coach Sales and Service  
 Upholsterers (Custom)  
 Wash Stations for Motor Vehicles (05/06/99)  
 Accessory Buildings incidental to the principal use which do not include  
 any activity conducted as a business

**903                    CONDITIONALLY PERMITTED USES**

Competitive Bicycle Race Tracks (See Section 407)  
 Day-Care Centers (See Section 409)  
 Flea Markets (See Section 416) (11/19/09)  
 Fuel Marts (See Section 410) (02/02/03)  
 Garages for Motor Vehicle Repairs (See Section 411)  
 Mini Storage Units (See Section 413)  
 Miniature Golf Courses (See Section 415)  
 Motor Vehicle Sales and Service (See Section 417)  
 Nursing Homes (see Section 419)  
 Paintball (See Section 420)(11/06/08)  
 Recreational Vehicle Sales and Service (See Section 431) (05/06/99)  
 Service Stations (See Section 439)  
 Veterinary Hospitals and Kennels (See Section 443)

(02/07/98, 08/07/98, 05/06/99, 04/05/02, 02/02/03, 11/06/08, 06/18/09, 11/19/09)

**904 BUILDING HEIGHT LIMIT**

No building or structure shall be erected to a height in excess of thirty-five (35) feet or to exceed two (2) stories above grade.

**904.01 APPROVED WASTE WATER SYSTEM**

Principal Structures shall have a waste water system hooked to a sanitary sewer or to an Ohio Environmental Protection Agency (EPA) approved septic system (09/20/02)

**905 REQUIRED LOT AREA**

The lot area shall be not less than twenty-five thousand (25,000) square feet of usable land and have a lot width and frontage of not less than one hundred (100) feet.

**906 YARDS REQUIRED**

- A. Rear Yards. One-half (1/2) the building height but not less than ten (10) feet.
- B. Minimum Side Yards. Twenty (20) feet where there is no rear access, one-half (1/2) of the height but not less than ten (10) feet.
- C. Side Yard Abutting a Street. Fifty (50) feet from road right-of-way line.
- D. Side Yards and Rear Yard Abutting a Residential Zone. A fifty- (50) foot unobstructed buffer strip suitably landscaped.
- E. Access ways. Each lot shall have not more than two (2) access ways to any one (1) street or highway with a forty-five- (45) foot separation between centerlines. The width of the access ways leading to or from a highway shall be not less than twenty (20) feet nor shall it exceed thirty-six (36) feet. Access ways shall not be closer than seventy (70) feet to the right-of-way sideline.
- F. Minimum Front Yard. Setback of sixty (60) feet from the road right-of-way line. A twenty (20) foot deep unobstructed open buffer strip shall be provided next to the right-of-way and parking in this strip shall be prohibited.

(09/20/02)

**907 PERCENTAGE OF LOT COVERAGE**

All buildings, including accessory building, shall not cover more than thirty (30) percent of the area of the lot.

**908 SUBMITTAL OF PLANS**

The provisions of Section 310 shall be in full force and effect in this District.

**909 PERMITTED SIGNS**

The provisions of Article 13 shall apply in this District.

**910 OFF-STREET PARKING AND LOADING**

The provisions of Article 14 shall apply in this District.

**911 GENERAL REGULATIONS**

The provisions of Article 3 shall apply in this District.

**912 SALES OF TANGIBLE PERSONAL PROPERTY**

No person, firm or corporation shall conduct a sale of tangible personal property, including, but not limited to, a garage sale, a yard sale, a basement sale or a rummage sale, without first obtaining a Permit therefore from the Zoning Inspector. Such Permit shall be issued for no longer than seventy-two (72) hours per sale, with a maximum of three (3) such sales per year for any such residence. There shall be no fee charged for any such Sale of Tangible Personal Property Permit. (06/18/09)

(06/18/09)

**950                    PROFESSIONAL BUSINESS DISTRICT (PB-1) (08/06/04)**

**951                    PURPOSE**

The purpose of the Professional Business District (PB-1) is to provide a vehicle for various professions to locate offices in appropriate locations throughout the Township where water service and a waste water system connected to a sanitary sewer or to an Ohio Environmental Protection Agency (EPA) approved septic system is available. The Township recognizes the desirability and convenience that may be provided by allowing these offices to locate in some areas previously reserved for residential development. This District establishes minimum requirements and standards that must be followed to protect the professional office use and adjacent residential uses.

**952                    PERMITTED USES**

The following uses are permitted in the Professional Business District:

- A.     Accessory Buildings incidental to the principal use which do not include any activity conducted as a business.
- B.     Any use customary and incidental to the permitted use.
- C.     Chiropractor Offices
- D.     Clinics (Medical and Dental)
- E.     Governmental Buildings
- F.     Health Unit Office Buildings
- G.     Offices for public or private use
- H.     Public Care Centers
- I.     Research and Development Laboratories

**953                    CONDITIONALLY PERMITTED USES**

The following uses are permitted in the Professional Business District:  
(None).

**954                    BUILDING HEIGHT LIMITS**

- A.     Building Height. No building or structure shall be erected to a height in excess of thirty-five (35) feet.
- B.     Accessory Building Height. No accessory building shall be erected to a height in excess of fifteen (15) feet.

(08/06/04, 11/06/08)

**954.01 APPROVED WASTE WATER SYSTEM**

Principal Structures shall have a waste water system connected to a sanitary sewer or to an Ohio Environmental Protection Agency (EPA) approved septic system.

**954.02 PARKING AREAS**

- A. Off-street parking and loading facilities shall be required as specified in Article 14
- B. Required yards. No parking areas shall encroach on any required side yards.
- C. Buffering. Parking shall be buffered appropriately from adjacent lots as indicated in Section 1107, except that structures, when they exceed the opacity requirements therein, may substitute for screening.

**954.03 ACCESS**

- A. Driveways. Each lot shall have not more than two (2) driveways.
- B. The centerlines of driveways to any one (1) road right-of-way shall be separated by a minimum of forty-five (45) feet.
- C. The width of the driveways leading to or from a road right-of-way shall be no less than twenty-five (25) feet nor shall it exceed thirty-six (36) feet. Any other driveways not to be used for ingress and egress shall be no closer than thirty (30) feet to the right-of-way.

**955 REQUIRED LOT AREA**

The lot area shall not be less than thirty-two thousand (32, 000) square feet of usable land and shall have a lot width and frontage of not less than one hundred (100) feet.

**956 YARDS REQUIRED**

- A. Minimum Front Yard. Setback of thirty (30) feet from the road right-of-way line, except that the setback shall be sixty (60) feet from the road right-of-way line of a State or Federal road. A ten (10) foot deep unobstructed open buffer strip shall be provided next to the right-of-way and parking in this strip shall be prohibited.

(08/06/04, 11/06/08)

- B. Rear Yards. Thirty (30) feet.
- C. Minimum Side Yards. Twenty (20) feet where there is no rear access, one-half (1/2) of the height but not less than ten (10) feet.
- D. Side Yards and Rear Yard Abutting a Residential Zone. A fifty(50) foot wide unobstructed buffer strip suitably landscaped, per Article 11, Section 1107.

**957 PERCENTAGE OF LOT COVERAGE**

All buildings, including accessory buildings, shall not cover more than thirty-five (35) percent of the area of the lot.

**958 REQUIRED CONDITIONS**

All businesses and services shall be conducted wholly within a completely enclosed building, except for off-street automobile parking, off-street loading and recreation areas.

**959 SUBMITTAL OF PLANS**

The provisions of Section 310 shall be in full force and effect in this District.

**960 PERMITTED SIGNS**

The provisions of Article 13 shall apply in this District.

**961 OFF-STREET PARKING AND LOADING**

The provisions of Article 14 shall apply in this District.

**962 GENERAL REGULATIONS**

The provisions of Article 3 shall apply in this District.

(08/06/04, 06/18/09)