

ARTICLE 22
O-B OFFICE BUSINESS DISTRICT

22.01 PURPOSE

This district is designed to provide for the location of offices, institutional, and governmental services in suitable locations in which they can support community needs as well as serve as transitional areas between residential and commercial districts or between major thoroughfares and residential districts.

22.02 PRINCIPALLY PERMITTED USES

Principally permitted uses are as follows:

- A. Agriculture; as per ORC 519.21 and as regulated in Section 7.31. (Under 5 Acres of land shall be limited to two head of livestock, excluding poultry).
- B. Educational Institutions.
- C. Religious Places of Worship.
- D. Government Buildings.
- E. Medical and Dental Offices/Clinics.
- F. Professional Services.
- G. Personal Services.
- H. Offices.
- I. Day Care Center.
- J. Wireless Telecommunications Towers.

22.03 PERMITTED ACCESSORY USES

Permitted accessory uses are as follows, and in accordance with Article 7:

- A. Signs, as regulated in Article 40.
- B. Roadside Stands.
- C. Retail Business; provided that such facility does not exceed 10% of the total floor area of the Structure.

- D. Restaurants; provided that such facility does not exceed 10% of the total floor area of the Structure.
- E. Any use or structure customarily accessory and incidental to any of the permitted uses.

22.04 CONDITIONALLY PERMITTED USES

Conditionally permitted uses are as follows:

- A. Veterinary Hospitals or Clinics; as regulated in Section 7.34.
- B. Golf Courses.
- C. Non-Commercial Recreation.
- D. Clubs.
- E. Hospitals.
- F. Rest Homes/Convalescent Care/Assisted Living Facilities.
- G. Financial Institutions.
- H. Commercial Recreation.
- I. Small Wind Energy Conservation Systems on lots three (3) acres or less; as regulated in Section 7.29.
- J. Uses similar to those indicated in this District.

22.05 MINIMUM LOT AREA AND WIDTH

There shall be no minimum lot area or width for properties in the O-B Office Business District.

22.06 MINIMUM FRONT YARD SETBACK

The minimum front yard setback for properties in the O-B Office Business District shall be 50 feet.

22.07 MINIMUM SIDE YARD SETBACK

The minimum side yard setback for properties in the O-B Office Business District shall be 20 feet.

22.08 MINIMUM REAR YARD SETBACK

The minimum rear yard setback for properties in the O-B Office Business District shall be 40 feet.

22.09 MAXIMUM HEIGHT REGULATIONS

The maximum height regulations for properties in the O-B Office Business District shall be as follows:

- A. No principal structure shall exceed 40 feet in height.
- B. No accessory structure shall exceed 20 feet in height.

22.10 OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be required as is specified in Article 8, Off-Street Parking and Loading.

22.12 ADDITIONAL REQUIREMENTS

- A. All new development and redevelopment shall be subject to the site plan review process as outlined in Article 38.
- B. All business activities within the O-B Office Business District shall be conducted within a fully enclosed building, with the exception of parking, loading and unloading, or those uses conditionally approved by the Board of Zoning Appeals.
- C. Outdoor storage and dumpsters shall conform to the regulations of Article 7.
- D. Sidewalks and pedestrian connections shall be provided in accordance with Article 8.
- E. Mechanical equipment, transformers, and other utility hardware shall be screened from public view.