

ARTICLE 24
B-1 COMMUNITY BUSINESS DISTRICT

24.01 PURPOSE

This District is designed to permit and encourage the retention and establishment of small convenience goods and personal service businesses located in close proximity to the residential areas which it is intended to serve.

24.02 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. Clubs.
- F. Day Care Center
- G. Medical and Dental Offices/Clinics.
- H. Professional Services.
- I. Personal Services.
- J. Offices.
- K. Financial Institutions.
- L. Retail Business - Limited to 5,000 square feet gross floor area.
- M. Convenience Business.
- N. Commercial Entertainment.
- O. Wireless Telecommunications Towers.

24.03 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. Any use or structure customarily accessory and incidental to any of the permitted uses.

24.04 CONDITIONALLY PERMITTED USES

Conditionally permitted uses are as follows:

- A. Non-Commercial Recreation.
- B. Hospitals.
- C. Rest Home/Convalescent Care/Assisted Living Facilities.
- D. Commercial Recreation.
- E. Restaurants with or without outdoor dining and/or entertainment; as regulated in Section 7.33.
- F. Fast Food Restaurants.
- G. Taverns.
- H. Automotive Filling Stations.
- I. Medical and Dental Laboratories.
- J. Veterinary Hospitals or Clinics; as regulated in Section 7.34.
- K. Small Wind Energy Conservation Systems on lots three (3) acres or less; as regulated in Section 7.29.
- L. Uses similar to those indicated in this District.

24.05 MINIMUM LOT AREA AND WIDTH

The minimum lot area for properties in the B-1 Community Business District shall be one (1) acre with no minimum width.

24.06 MINIMUM FRONT YARD SETBACK

The minimum front yard setback for properties in the B-1 Community Business District shall be 50 feet.

24.07 MINIMUM SIDE YARD SETBACK

The minimum side yard setback for properties in the B-1 Community Business District shall be 20 feet.

24.08 MINIMUM REAR YARD SETBACK

The minimum rear yard setback for properties in the B-1 Community Business District shall be 40 feet.

24.09 MAXIMUM HEIGHT REGULATIONS

The maximum height regulations for properties in the B-1 Community 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.

24.10 OFF-STREET PARKING AND LOADING

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

24.12 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 B-1 Community Business District shall be conducted within a fully enclosed building, with the exception of permitted fuel dispensers, parking, loading and unloading, those uses devoted to outdoor display or storage, or 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.