

SECTION 412 B-2 COMMERCIAL BUSINESS DISTRICT

SECTION 412.1 PURPOSE

The purpose of this district is to provide for a variety of retail and service establishments and provide personal and professional services, which serve a community sized and larger trading area population. This district is also intended to accommodate retail trade establishments in the community, which cannot be practically provided for in a Limited Business and Suburban Office District. (amended effective July 2008)

SECTION 412.2 USES

Within a B-2 commercial business district, no building, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. PERMITTED USES

All the following permitted businesses, services, or processing shall be conducted wholly within a completely enclosed building:

1. All uses permitted in the B-1 Limited Business and Suburban Office District.
2. Department store.
3. Off-street public parking lot.
4. Establishments engaged in retail trade of:
 - a. Drugs
 - b. Book, stationery, toy, notion, art, antique, music and gift sales.
 - c. Florist shop
 - d. Sporting goods store
 - e. Jewelry store
 - f. Clothing apparel, shoe and variety store
 - g. Optical goods store
 - h. Furniture, home furnishing, appliances and other major household goods
 - i. Office equipment and office supplies store
 - j. Eating and drinking establishments, but excluding drive-in restaurants
 - k. Hardware, paint, floor coverings, wallpaper, materials and objects for interior decorating, auto accessories, and repairs of household appliances and bicycles
 - l. Excluding adult uses (Amended eff. 8-9-90)
5. Establishments engaged primarily in the fields of finance, insurance, and real estate:
 - a. Bank
 - b. Credit agency other than a bank

- c. Investment firm
 - d. Insurance carrier
 - e. Real estate and insurance company
 - f. Investment company
6. Establishments engaged in providing a variety of services to individuals and business establishments, such as;
- a. Personal services such as barber and beauty shops, shoe repair shops, laundries, and dry cleaning
 - b. Miscellaneous business services such as advertising news syndicated and employment agencies
 - c. Medical and other health services, massage clinic operated by persons medically licensed by the State of Ohio (Amended eff. 8-9-90)
 - d. Engineering and architectural services
 - e. Legal services
 - f. Accounting, auditing, and bookkeeping services
 - g. Nonprofit, professional, charitable, and labor organizations
 - h. Dance studio and school
 - i. Bowling alley
 - j. Motion picture and theatrical playhouse, but excluding drive-in theaters, excluding adult uses (Amended eff. 8-9-90)
 - k. Cultural, educational, or religious facilities (amended effective July 2008)
 - l. Mini-storage or mini-warehouse facilities (Amended eff. 7-15-87)
7. Accessory uses clearly incidental to the uses permitted on the same premises.
8. Signs – as regulated by Article V hereof (Amended eff. 7-15-87)

B. CONDITIONALLY PERMITTED USES

The Board of Zoning Appeals may issue Conditional Zoning Certificates for uses listed herein, subject to the general requirements of Article VIII and to the specific requirements of Article VIII, Section 802, referred to below:

- 1. Drive-in banking facilities subject to Subsection 103.
- 2. Churches and other buildings for the purpose of religious worship subject to Subsection 101, 103, 107, 114, 117.
- 3. Temporary buildings for uses incidental to construction work subject to Subsection

122.

4. Gasoline service stations subject to Subsection 105, 107, 122, 139.
5. Planned, integrated commercial developments subject to Subsection 127.
6. Telecommunications Tower subject to Subsections 105 and 149 (amended effective July 25, 2002)
7. Wind Energy Conversion System – subject to Subsection 152. (amended effective July 2008)

SECTION 412.3 LOT REQUIREMENTS

- A. Minimum lot area – Twenty thousand (20,000) square feet.
- B. Minimum lot width at building line – One hundred (100) feet.
- C. Minimum lot frontage – Fifty (50) feet.

SECTION 412.4 YARD REQUIREMENTS

- A. Minimum front yard depth – None (0); except when adjacent to an “R” district, it shall be the same as the minimum front yard depth for the “R” district for a distance of at least one hundred (100) feet as measured from the “R” district.
- B. Minimum side yard width – Twenty-five (25) feet when adjacent to a residential district and on the side adjacent to the residential district only.
- C. Minimum rear yard depth – Forty (40) feet except that no rear yard shall be required when the business use abuts on a public parking area specifically intended to serve the particular business use and other commercial establishments abutting on the parking area.

SECTION 412.5 MAXIMUM BUILDING HEIGHT – Forty-five (45) feet in height.

SECTION 412.6 PARKING AND LOADING REQUIREMENTS – As regulated by Article VI hereof.