

## SECTION XXII. RESTRICTED RETAIL B-1

(Adopted April 14, 1988, by Resolution 88-34, effective May 14, 1988)

- 22.01 The following uses of land and buildings and no others shall be deemed B-1 uses and permitted in all B-1 Districts (Restricted Retail):
- A. Restaurant of the type serving meals to customers inside a building used for restaurant purposes only.
  - B. Office for the practice of a recognized profession such as, but not limited to medicine, dentistry, law, real estate, insurance, architecture, accounting or any profession licensed by the State of Ohio.
  - C. Bank and other financial institutions.
  - D. Fine arts studio, including the sale of supplies, teaching of art, dance, drama and music.
  - E. Photographic studio including the sale of supplies.
  - F. Administrative office of registered philanthropic or incorporated non-profit civic organization.
  - G. Retail store or shop as follows:
    - 1. Antique shop.
    - 2. Bakery.
    - 3. Barber and beauty shop.
    - 4. Drug store.
    - 5. Florist - no outside storage or display.
    - 6. Furrier.
    - 7. Card and gift shop.
    - 8. Food and beverage store. (Adopted January 25, 1996 per Resolution 96-16, effective February 24, 1996.)
    - 9. Jewelry store.
    - 10. Ice cream and candy shop.
    - 11. Shoe repair.
    - 12. Tailoring, dressmaking or leather working shop.
    - 13. Travel agency.
    - 14. Funeral home.
    - 15. Laundromats and/or dry cleaners. (Adopted June 24, 1993 by Trustee Resolution 93-42.)
  - H. Similar uses not listed above with the approval by Resolution of the Board of Township Trustees. (Adopted April 16, 2002 by Resolution 2002-44, effective May 15, 2002)

## 22.02 Accessory Uses and Buildings

- A. Accessory uses in a B-1 District shall be limited to uses that are clearly incidental and secondary to the main use of land and buildings.
- B. Accessory buildings and structures in a B-1 District shall conform to the setback, side yard and rear yard clearances as provided in Section 22.05 and 22.06 of this Resolution.
- C. No living quarters in conjunction with a business establishment shall be permitted in a B-1 District.

## 22.03 Lot Area

- A. A minimum lot area shall be required to the extent necessary to comply with other regulations in this Resolution such as, but not necessarily limited to, setback side and rear yard clearances, parking and buffering.
- B. In computing setback or lot line clearance, no portion of the road or street right-of-way shall be included regardless of whether or not owner holds title to the same.

## 22.04 Lot Width

- A. A sixty (60) foot minimum contiguous frontage on the right-of-way sideline of a dedicated road shall be required in all B-1 Districts. Such frontage shall not be reduced in width from the right-of-way sideline of the road to the building setback line.

## 22.05 Setback Building Line

- A. No building in any B-1 District shall be erected within seventy five (75) feet of the right-of-way sideline of a road or one hundred (100) feet from the center of the traveled portion of the road, whichever is greater, and in any such space there shall be no structure of any kind except signs as permitted by other sections of this Resolution. There shall be no storage of any materials or equipment nor display of any materials or goods offered for sale within ten (10) feet of any road right-of-way, the inner boundary of such ten (10) foot space shall be marked with a curb not less than six (6) inches above grade.

## 22.06 Side and Rear Yard Clearances

- A.
  - 1. Any building in a B-1 District shall have a minimum total of forty (40) feet side yard clearance with a minimum clearance on either side of ten (10) feet.
  - 2. Clearance shall be measured from the nearest point of any part of the building to the side lot line.
- B.
  - 1. Any building in a B-1 District shall have a minimum rear yard clearance of not less than fifty (50) feet which space shall remain open and unoccupied by any building or structure. No storage of materials or equipment nor the parking of motor vehicles shall take place within fifty (50) feet of any residential lot or lots. (Adopted by Trustee Resolution 90-50 effective May 26, 1990.)

2. Clearance shall be measured from the nearest point of any part of the building to the rear lot line.
- C. Attached garages or accessory buildings connected with the main building by any permanently constructed connection shall be construed to be a part of the main building for the purposes of this section.

#### 22.07 Maximum Height of Buildings

No building or structure nor the enlargement of any building or structure shall be erected or maintained which is in excess of thirty five (35) feet in height except this provision shall not apply to church spires, belfries, clock towers, radio and tv towers, chimneys, water tanks, elevator bulkheads, stage towers, scenery lofts or other mechanical appurtenances when erected upon and as an integral part of such building.

#### 22.08 Buffering and Screening

- A.
  1. A minimum buffer strip of fifty (50) feet when any B-1 District abuts any residential district. This fifty foot strip shall be included in the side and rear yard clearance as required in Section 22.06 of this Resolution and shall not be additional footage.
  2. The buffer strip shall be landscaped to provide a year-round vertical green combination of grass, shrubs and trees between the B-1 District and said residential district.
- B. Screening of service yards and other places which tend to be unsightly shall be accomplished by use of walls, fencing, or planting or a combination of these. Screening shall be equally effective year around.
- C. Trash and/or garbage collection areas shall be enclosed on at least three (3) sides by a solid wall or fence at least four (4) feet in height if such area is not within an enclosed building or structure.
- D. See Sections 6.14 and 6.15, General Requirements. (Adopted by Resolution 99-52 effective July 1, 1999)

#### 22.09 Parking

- A. Required in all districts and in plot plan - See Section 29.01.
- B. Parking space - See Section 29.02.
- C. Dimensional table for spaces and access - See Section 29.03.
- D. Number of parking spaces required - See Section 29.04.
- E. Access - See Section 29.05.
- F. Surfacing - See Section 29.06.
- G. Drainage - See Section 29.07.
- H. Lighting, Screening and Striping - See Section 29.08.
- I. Loading and Servicing - See Section 29.09.
- J. Distance from boundary or right-of-way - See Section 29.10.

#### 22.10 Signs

- A. All signs permitted in Residential Districts shall be permitted in B-1 Districts.
- B. General Requirements - see Section 28.01.
- C. On Premises Signs - Identification, Free Standing, Planter Type, Temporary or Portable - See Section 28.05.
- D. Off Premises or Advertising Signs are not permitted in B-1 Districts.
- E. See Section XXVIII Signs for other applicable regulations.

22.11 Storage of Equipment

No premises or portion thereof shall be used for the storage, collection or accumulation of equipment, machinery or building materials, except as incident to proposed construction upon, maintenance or repair of said premises, and except that this provision shall not apply to parking of licensed cars or trucks owned or personally operated by the occupant or occupants of said premises.

22.12 Any uses permitted in a B-1 District shall not be permitted providing such use is not noxious, dangerous, or offensive by reason of emission of odor, dust, smoke, gas, noise, fumes, flame or vibration.