

Chapter 11 B-2 GENERAL BUSINESS DISTRICT

11.01 PURPOSE

The purpose of the B-2 General Business District is to establish areas of commercial activity that offer a wide variety of retail goods and personal services to the residents of the community. These commercial areas shall be located on primary arterials, and shall be designed as to encourage the clustering and integration of groups of businesses, to minimize the creation of undue traffic congestion and to minimize impact on adjoining residential.

11.02 USES PERMITTED:

- A. Retail Business
- B. Hotels and Motels
- C. Vehicle sales, including automobile, truck, trailer, recreational and farm equipment
- D. Financial Institutions
- E. Offices
- F. Personal Services
- G. Funeral Homes and Mortuaries
- H. Restaurants
- I. Medical and Dental Clinics
- J. Government Buildings and Utilities
- K. Day Care Facilities
- L. Trade or Business School
- M. Bars, Taverns, Cocktail Lounges, night clubs provided such use is conducted within a completely enclosed building and is located at least one hundred (100) feet from any Residential District.
- N. Lumber yard and Building Materials
- O. Indoor Commercial Recreation including, bowling alleys, skating rinks, theaters, provided the use is at least one hundred (100) feet from any Residence District
- P. Veterinary Clinic, Animal Hospital, Kennel provided any structure used for such purpose is at least two hundred (200) feet from any Residential District
- Q. Car Wash
- R. Automotive Service Stations, Repair Shops, Quick Lubes or similar use provided any and all repairs are performed within a wholly enclosed building and there can be no outside display or storage of materials or goods. All vehicles awaiting service must have current license plates.
- S. Specialty Shops and Services, including photography studio, art gallery, antique shop, copy/printing center, plant shop
- T. Residential provided it is an integral part of a mixed use, business development project and provided the entire project is part of a Planned Business Development Overlay.
 - 1. This provision will allow for mixed-use projects as well as mixed use buildings in a traditional village setting similar to the Branch Hill and Miamiville neighborhoods of Miami Township.

- a. Mixed-use buildings will be permitted with first floor retail, service and/or office and upper floor residential.
- b. Mixed-use projects will be permitted provided the project is compatible with the surrounding development and zoning; the project is fully integrated into the existing street system and a pedestrian pathway system is constructed providing access to every building within the development.
- c. The gross residential density shall not exceed 6 units per acre.
- d. All projects are subject to the site plan review requirements of Chapter 27.

U. Religious Institution

11.03 CONDITIONAL USE

The purpose of a conditional use is to permit a use that would not be appropriate generally, but may be allowed with appropriate restrictions upon a finding that 1) the proposed use or development meets the required conditions as stated in the zoning resolution, and 2) the use or development will not have an adverse impact on adjoining properties.

A. Flea Markets or other outdoor sales where vendors rent, lease or acquire space to display and/or market merchandise goods or services, provided the following conditions are met:

- 1. An off-street parking plan in compliance with the rules and requirements of Chapter 23 is submitted for approval and implemented by the applicant.
- 2. All entrances and exits shall be limited to those as approved in the required parking plan. Ingress and egress to parking areas shall be limited to not more than one curb cut for every 200 feet of road frontage.
- 3. All signs, structures, tables, displays, goods, and merchandise or any vehicles used for display purposes shall be setback a minimum of 50 feet from any right-of-way and 200 feet from any Agricultural, Residential or PUD District.
- 4. Adequate sanitation facilities shall be provided and approved by the Ohio EPA or County Board of Health.

B. Outdoor Commercial Recreation, including swimming pools, golf courses driving ranges and ball fields:

- 1. All buildings and uses must be located at least two hundred (200) feet from any residential zoning district
- 2. A 20 foot landscape screen will be provided along all property lines that border a residential zoning district.
- 3. Access to the property must be from an arterial or collector roadway.
- 4. The site design and building design must comply with sections 11.05 and 11.06 of this chapter.
- 5. All projects are subject to the site plan review requirements of Chapter 27.

C. Printing, publishing and lithographic shops:

1. The outside storage area shall be located at least seventy-five 75 feet from and residential zoning district. The setback when adjoining a commercial or industrial district shall be the same as the building setback.
2. The outside storage area shall be completely screened from view by a solid fence or wall at least six (6) feet high. Landscaping shall be placed along the outside of the fence to provide for visual breaks. A chain link fence with vinyl slats will not be permitted.
3. The site design and building design must comply with sections 11.05 and 11.06 of this chapter.
4. All projects are subject to the site plan review requirements of Chapter 27

D. Self Storage Facilities:

1. All buildings, drives, and parking must be located at least fifty (50) feet from any residential zoning district and shall be completely screened from view by a solid fence or wall at least six (6) feet high with landscaping placed along the outside of the fence to provide for visual breaks. A chain link fence with vinyl slats will not be permitted.
2. No outside storage will be permitted.
3. The site design and building design must comply with sections 11.05 and 11.06 of this chapter.
4. All projects are subject to the site plan review requirements of Chapter 27.

E. Eating or Drinking Establishments with outside gardens or similar outside facilities or activities:

1. All outside activity must be located at least two hundred (200) feet from any residential zoning district.
2. The site design and building design must comply with sections 11.05 and 11.06 of this chapter.
3. All projects are subject to the site plan review requirements of Chapter 27.

F. Nursing/Convalescent Homes:

1. Access to the property must be from an arterial or collector roadway.
2. The site design and building design must comply with sections 11.05 and 11.06 of this chapter.
3. All projects are subject to the site plan review requirements of Chapter 27.

11.04 ACCESSORY USES

- A. Signs as regulated in Chapter 24 of this Zoning Resolution.
- B. Outdoor Dining Area - Outdoor dining areas on private property are permitted as accessory uses provided they are located a minimum of 75 feet from a residential zoning district; are screened with the use of landscaping and/or fencing; provide a minimum four (4) foot wide sidewalk clearance; any fencing or other barricade cannot block the entrance to the restaurant. In a multi-tenant center any outdoor dining area must be a minimum of 25 feet from the entrance door to any adjoining tenant space. Site Plan Review will be required for all outdoor dining areas.
- C. Any accessory uses or structures customarily and incidental to any principal permitted use.

11.05 INTENSITY OF USE

- A. The intensity of use, setback requirements, and height requirements are shown on the Table titled Lot Area, Bulk and Yard Requirements in the B-2 General Business District.

11.06 SITE PLAN AND BUILDING DESIGN STANDARDS

- A. Building Elevations – Architectural design, building materials, color, roof style and detailing should all work together to express harmonious and consistent design. All building facades (exterior walls) shall be designed to reduce scale and add visual interest. There shall be no uninterrupted lengths of blank wall longer than 100 feet. Walls shall be differentiated with recesses, offsets, building height, variations in roofline, windows, awnings, and changes in color or material.
- B. Exterior Building Materials - Exterior building material shall be brick, decorative block, wood, stone, tile or other high quality building material. Tilt-up concrete panels or prefabricated metal panels will not be permitted. Smooth faced concrete block may be permitted only on the service side of a building. The block must be painted to match the prominent sides of the building. The service side of the building is typically not accessed by the general public, has no parking other than limited employee parking and is used primarily for deliveries to tenant businesses. A consistent architectural style shall be applied to all sides of a building except to the service side of a building where the service side is not visible to the general public. Awnings, canopies, recesses and offsets should be incorporated to help enhance the service side of the building.
- C. Rooftop Equipment – All rooftop equipment shall be screened from view on all sides visible to the general public, by building parapet walls or other building elements that appear as integral elements of the overall building.
- D. Gasoline Canopies – Canopies, such as those associated with convenience stores with gasoline sales, must be designed in a manner to create a strong association with the primary building. Columns must be primarily masonry. A strong impression of three-dimensional roofs and supporting columns must be incorporated into the design.
- E. Customer Entryways – Entryways shall be clearly articulated and shall be pedestrian scale. Projected or recessed entryways, arches, higher rooflines, changes in building material or color, canopies and signage shall be used to identify entryways.
- F. Pedestrian Walkways – Sidewalk shall be provided along all sides of a lot that front a public street or private right-of-way. A continuous pedestrian walkway shall be provided from the public sidewalk to the customer entryway to the building. A minimum 6-foot wide sidewalk shall be provided along all sides of any building where the façade features a customer entryway. The sidewalk shall be raised above the grade creating a curb at the edge of the sidewalk at the parking lot. This sidewalk shall be located at least five feet from the façade of the building to allow space for foundation plantings unless the sidewalk is covered by a canopy, awning, or similar structure.

11.07 GENERAL PROVISIONS

- A. All new development and redevelopment shall be subject to the site plan review requirements of Chapter 27.
- B. There shall be no minimum lot size or lot width required, however, the minimum area required for consideration of rezoning to the B-2 General Business District shall be ten (10) acres.
- C. Except where otherwise indicated in this chapter, all business activities permitted within this District shall be conducted within a fully enclosed building.
- D. The dispensing of gasoline, parking, loading and unloading are permitted activities outside of a fully enclosed building.
- E. No outdoor storage of any material (usable or waste) shall be permitted within this District except in enclosed containers. The containers must be completely screened from the public right-of-way and from adjacent property by means of a wall that matches the building materials and colors. A chain link fence with vinyl slats will not be permitted. The enclosure must be located in the rear yard and shall be setback a minimum of 25 feet from any residentially zoned property.
- F. All walkway, parking lot, or driveway lights shall be shielded so that substantially all the directly emitted light falls within the property lines.
- G. No motor vehicle that is inoperable or trailer, which is usable or unusable, shall be stored or used for storage of any items, unless it is located within a fully enclosed building.
- H. All uses permitted in this zoning district shall be conducted in such a manner so that no odor, smoke, glare, vibrations, or other impacts are evident from beyond the property line.

Area, Bulk and Yard Requirements in the B-2 General Business District.

Requirements

B-2 District

A. Lot Requirements

- | | |
|------------------------------|----------|
| 1. Minimum Area for Rezoning | 10 Acres |
| 2. Minimum Lot Area | (Note 1) |
| 3. Minimum Lot Width | (Note 1) |

B. Maximum Height

- | | |
|--------------------------------|----------------------|
| 1. Principal Building (Note 2) | 6 stories or 75 feet |
| 2. Accessory Structure | 15 feet |

C. Minimum Yard Requirements

- | | |
|---|--------------------------|
| 1. Front – Primary & Secondary Arterial | 110 feet from centerline |
| 2. Front – Collectors | 90 feet from centerline |
| 3. Front - Local Street | 50 feet from r-o-w |
| 4. Side | 10 feet (Note 3 & 5) |
| 5. Rear | 10 feet (Note 3 & 5) |

Accessory Structure

- | | |
|----------|------------------|
| 6. Front | (Note 4) |
| 7. Side | 10 feet (Note 5) |
| 8. Rear | 10 feet (Note 5) |

Note 1. There shall be no minimum lot area or lot width required, however, the minimum area required for consideration of rezoning to the B-2 General Business District is ten (10) acres.

Note 2. A building shall not exceed 3 stories or 45 feet when adjoining a Residence District unless it is setback one (1) foot from all properties lines for each two (2) feet of height above 45 feet.

Note 3. There shall be a 10 foot minimum side and rear yard setback for properties in this district except when abutting a residential district, then the minimum side and rear yard setbacks shall be 35 feet. A landscape buffer shall be provided by the developer/owner that may include fencing and/or mounding dependent on the intensity of the use. The Township must approve the screening during the site plan review process.

Note 4. Accessory uses must be located in the rear yard of the principal structure.

Note 5. A twenty five (25) foot setback is required when adjoining a Residence District.