

CHAPTER 1165

B-2 Central Business District

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CROSS REFERENCES

Nonconforming uses - see P.& Z. Ch. 1179
Accessory buildings - see P.& Z. Ch. 1183
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Signs - see P.& Z. 1187.03
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1165.01 INTENT.

The B-2 Central Business District is designed to cater to the needs of a larger consumer population that is served by the Local Business District, and are generally characterized by an integrated or planned cluster of establishments served by a common parking area and generating large volumes of vehicular and pedestrian traffic. (Ord. 82-1970. Passed 11-2-70.)

1165.02 PRINCIPAL USES PERMITTED.

In a Central Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in the Zoning Ordinance:

- (a) Any retail business or service establishment permitted in B-1 Districts except gasoline service stations, subject to the regulations applicable in the Sections 1165.03 through 1165.05.
- (b) All retail business, service establishments or processing uses as follows:
 - (1) Any retail business whose principal activity is the sale of merchandise in an enclosed building.
 - (2) Any service establishment of an office, showroom or workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer or an establishment doing radio or home appliance repair, photographic reproduction, and similar service establishments that require a retail adjunct.
 - (3) Private clubs, fraternal organization and lodge halls.
 - (4) Restaurants or other places serving food or beverages, except those having the character of a drive-in, except the sale of beer, wine and or intoxicating liquors as the same are defined in the Liquor Control Act of Ohio, for the consumption on the premises of the seller, shall be prohibited within 500 feet of the nearest property line of any church, mission, public or parochial school, hospital or public library.
 - (5) Theaters, assembly halls, concert halls or similar places of assembly when conducted completely within enclosed buildings.
 - (6) Business schools and colleges or private schools operated for profit.
 - (7) Other uses similar to the above uses.
 - (8) Accessory structures and uses customarily incident to the above permitted uses.

(Ord. 82-1970. Passed 11-2-70.)

1165.03 REQUIRED CONDITIONS.

(a) All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail.

(b) All business, servicing or processing, except for off-street parking, loading and those open air uses indicated as being subject to special conditions in Section 1165.04, shall be conducted within completely enclosed buildings.

(Ord. 82-1970. Passed 11-2-70.)

1165.04 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission.

- (a) Open air business uses when developed in planned relationship with the B-2 District as follows:
 - (1) Retail sales of plant material not grown on the site, and sales of lawn furniture, playground equipment and garden supplies provided further that such uses shall be located at the exterior end of the building mass located in a B-2 District.
 - (2) Recreational space provided children's amusement park and other similar recreation when part of a planned development, provided further that such use be located at the exterior end of the building mass located in a B-2 District, but not at the intersection of two major thoroughfares. Such recreation space shall be fenced on all sides with a four-foot chain link type fence.
- (b) Bowling alley, billiard hall, indoor archery range, indoor tennis courts, indoor skating rink or similar forms of indoor commercial recreation when located at least 100 feet from any front, rear or side yard of any residential lot in an adjacent residential district.
- (c) Automobile service centers, when developed as part of a larger planned shopping center designed so as to integrate the automobile service center within the site plan and architecture of the total shopping center, and provided further that a building permit shall not be issued separately for the construction of any automobile service center within the B-2 District.
- (d) Hotel or motel, subject to the following conditions:
 - (1) Access shall be provided so as not to conflict with adjacent business uses or adversely affect traffic flow

on a major thoroughfare.

(2) Each unit shall contain not less than 250 square feet of floor area.

(Ord. 82-1970. Passed 11-2-70.)

(e) Bus passenger stations and loading areas.

(Ord. 43-1975. Passed 6-16-75.)

(f) Quasi public or public recreation centers subject to the following conditions:

(1) The proposed site for the uses permitted herein, which would attract persons from, or are intended to serve, the City as a whole, shall have at least one property line abutting a major thoroughfare as designated on the Major Thoroughfare Plan.

(2) For those sides of the uses permitted herein abutting or adjacent to a Single-Family or Two-Family Residential District, there shall be provided a minimum side and rear yard setback of twenty-five feet. For those sides abutting or adjacent to a Multiple-Family Residential District there shall be provided a minimum side and rear yard setback of fifteen feet.

(g) Multiple-family dwellings and housing for the elderly, subject to the following conditions:

(1) Mixed-use structures, combining multiple-family with commercial or office uses in the same structure, shall be permitted provided that the particular commercial or office use is not determined to be detrimental to the health, safety and welfare of the residents of the structure.

(2) The maximum height of structures and the minimum floor area per dwelling unit shall be the same as that required for RM-1 and RM-2 Multiple-Family Residential District as specified in Section 1177.01.

(3) Other requirements such as building setbacks, density, open space and recreational areas shall be subject to the provisions of Section 1177.01 for RM-1 and RM-2 Multiple-Family Residential District. The Planning Commission may modify or vary these requirements where cause can be shown that no good purpose would be served by their enforcement.

(4) Off-street parking shall be provided in accordance with the provision of Section 1183.01.

(5) A sketch plan shall be submitted for the review and approval of the Planning Commission in accordance with the provisions of Section 1157.03. (Ord. 15-1981. Passed 3-2-81.)

(h) Bed and Breakfast Homes subject to the provisions of Section 1187.15.

(i) Bed and Breakfast Inns subject to the provisions of Section 1187.15.

(Ord. 6-2003. Passed 3-3-03.)

1165.05 AREA AND BULK REQUIREMENTS.

See Section 1177.01 limiting height and bulk of buildings, the minimum size of lot by permitted land uses, and providing minimum yard setback requirements.

(1) For those sides of the uses permitted herein abutting any Office or Business District, the setbacks shall be provided in accordance with the adjacent District's setback requirements.

(2) The off-street parking requirements shall be provided in accordance with Section 1183.01.

(Ord. 63-1975. Passed 9-22-75.)