

## CHAPTER 1270

### CB Central Business Districts

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#### **CROSS REFERENCES**

Restrictions on location, height and bulk of buildings and structures - see Ohio R.C. 713.07 et seq.

Basis of districting or zoning; classification of buildings and structures - see Ohio R.C. 713.10

Supplementary district regulations - see P. & Z.Ch. 1280

Nonconforming uses - see P. & Z. Ch. 1282

Conditional uses - see P. & Z.Ch. 1284

Temporary uses - see P. & Z. Ch. 1286

Signs - see P. & Z.Ch. 1290

Off-street parking and loading - see P. & Z.Ch. 1292

#### **1270.01 SIZE.**

A CB Central Business District shall contain a minimum of thirty acres.

(Ord. 82-38. Passed 9-20-82.)

#### **1270.02 INTENT.**

The intent of CB Central Business Districts is to accommodate and encourage further expansion and renewal of the historical core business area of the community. A variety of businesses, institutional, public, quasi-public, cultural, residential and other related uses shall be encouraged in an effort to provide the mix of activities necessary to establish a truly urban community.

(Ord. 82-38. Passed 9-20-82.)

#### **1270.03 PERMITTED USES.**

The following uses are permitted in a CB Central Business District:

- (a) One-family and two-family dwellings;
- (b) Retail establishments and service businesses;
- (c) Business and professional offices;
- (d) Financial institutions;
- (e) Food stores, delicatessens and sit-down restaurants;
- (f) Indoor motor picture theaters;

(g) Commercial printing establishments, newspaper publishing, speciality printing and the like, provided that the business is in an enclosed building and does not require outside storage of materials or products and is not objectionable by reason of production of smoke, noise, dust, odor, cinders, vibration, fumes, glare or light;

(h) Any public facility or utility not detrimental to the character and nature of the District; and

(i) Other professional, commercial, retail or service establishments which are in harmony with the intent and purposes of CB Districts.

(Ord. 87-19. Passed 6-1-87.)

#### **1270.04 CONDITIONAL USES.**

The following uses are permitted in a CB Central Business District only if expressly authorized in accordance with Chapter 1284 and subject to limitations and restrictions deemed necessary by the Planning Board:

(a) Automobile service stations and/or repair garages;

(b) Car washes;

(c) Drive-in or carry-out restaurants;

(d) Multifamily dwellings;

(e) Automobile and automobile accessory sales and associated service facilities;

(f) Machine shops as defined in Section 1240.05 (81a); and

(g) Veterinary clinics and pet groomers.

(Ord. 82-38. Passed 9-20-82; Ord. 83-12. Passed 5-2-83; Ord. 85-11. Passed 3-4-85; Ord. 86-38. Passed 12-1-86; Ord. 97-17. Passed 10-6-97; Ord. 07-67. Passed 11-19-07.)

#### **1270.05 PROHIBITED USES.**

No building or other structure in a CB Central Business District shall be used for any industrial use except as otherwise specifically permitted in this Zoning Code.

(Ord. 83-12. Passed 5-2-83; Ord. 08-16. Passed 4-21-08.)

#### **1270.06 ACCESSORY BUILDINGS AND USES.**

An accessory use or building or other structure customary and incidental to a use permitted in this chapter and not otherwise prohibited, is permitted in a CB Central Business District.

(Ord. 82-38. Passed 9-20-82.)

#### **1270.07 LOTS.**

Zoning lots not less than 1,000 square feet in land area are permitted in a CB Central Business District. The ratio of the length of such a lot to its width shall not exceed three to one. Such lots are permitted only if they are serviced by group or central sewage treatment. No multifamily dwelling lot in such a District shall have an area less than 4,000 square feet per unit, and no multifamily dwelling lot width shall be less than eighty feet.

(Ord. 82-38. Passed 9-20-82.)

#### **1270.08 YARDS.**

There shall be a minimum depth of five feet for each rear yard in a CB Central Business District, but there are no such requirements for front and side yards in such District.

(Ord. 82-38. Passed 9-20-82.)

#### **1270.09 COVERAGE OF LOT BY BUILDINGS.**

In a CB Central Business District, the principal and accessory buildings on a lot may occupy up to a maximum of fifty percent thereof.

(Ord. 82-38. Passed 9-20-82.)

#### **1270.10 FLOOR AREA.**

Floor area requirements are not applicable in a CB Central Business District.

(Ord. 82-38. Passed 9-20-82.)

**1270.11 BUILDING HEIGHT.**

In a CB Central Business District, no commercial structure shall exceed ten stories, or 125 feet in height.

(Ord. 82-38. Passed 9-20-82.)

**1270.12 OFF-STREET PARKING AND LOADING.**

Off-street parking and loading in a CB Central Business District shall be provided for in accordance with Chapter 1292.

(Ord. 82-38. Passed 9-20-82.)

**1270.13 PERFORMANCE STANDARDS.**

All industrial establishments that are either principal permitted uses or conditionally permitted uses in a CB Central Business District must fully meet, or in the case of the potential uses, demonstrate that they will fully meet, the performance standards relative to nuisance values outlined in Sections 1280.07 through 1280.18.

(Ord 82-38. Passed 9-20-82.)