

CHAPTER 1268

GB General 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

1268.01 SIZE.

A GB General Business District shall contain a minimum of six acres.

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

1268.02 INTENT; STRIP DEVELOPMENT; LOCATION.

The intent of GB General Business Districts is to encourage the establishment of areas for general business uses to meet the needs of a regional market area. Activities in such Districts are often large space users, and the customers thereof generally do not make frequent purchases thereat. Shopping centers shall be the predominant building approach in such Districts. Strip development is prohibited. GB Districts shall be located on primary thoroughfares as specified in the Official Thoroughfare Plan.

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

1268.03 PERMITTED USES.

The following uses are permitted in a GB General Business District:

- (a) Animal hospitals, veterinary clinics, kennels, pet shops and other similar establishments;
- (b) Automobile and automobile accessory sales and associated service facilities;
- (c) Bowling alleys, miniature golf courses, commercial game rooms, commercial tennis or racquetball facilities and other similar establishments;
- (d) Business or professional offices;
- (e) Carpenter shops; electrical, plumbing, air conditioning or heating shops; roofing shops, furniture upholstery shops and other similar establishments;
- (f) Sit-down restaurants;
- (g) Farm implement sales and associated service facilities;
- (h) Financial institutions;

- (i) Funeral homes and mortuaries;
- (j) Public facilities and utilities; and
- (k) Any other retail or service establishment which the Zoning Inspector determines to be of the same character and nature as the uses permitted in this section and in harmony with the intent and purpose of GB Districts.

(Ord. 82-38. Passed 9-20-82; Ord. 83-12. Passed 5-2-83.)

1268.04 CONDITIONAL USES.

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

- (a) Automotive service stations and/or repair garages;
- (b) Car washes;
- (c) Drive-in or' carry-out restaurants; and
- (d) Drive-in motion picture theaters .
- (e) *(EDITOR'S NOTE: Subsection (e) hereof was repealed by Ordinance 93-08, passed April 19, 1993.)*

(Ord. 82-38. Passed 9-20-82; Ord. 83-12. Passed 5-2-83; Ord. 85-11. Passed 3-4-85.)

1268.05 PROHIBITED USES.

No building or other structure located in a GB General Business District shall be used for any type of dwelling unit or industrial purpose.

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

1268.06 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 GB General Business District.

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

1268.07 LOTS.

Zoning lots not less than 20,000 square feet in land area are permitted in a GB General 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.

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

1268.08 YARDS.

Yard requirements for a GB General Business District are as follows:

- (a) Front. There shall be a minimum depth of 100 feet.
- (b) Side. There shall be a minimum width on either side of fifty feet, with the combined width of both side yards not less than 100 feet.
- (c) Rear. There shall be a minimum depth of fifty feet.

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

1268.09 COVERAGE OF LOT BY BUILDINGS.

In a GB General Business District, the principal and accessory buildings on a lot may occupy up to a maximum of twenty-five percent thereof.

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

1268.10 FLOOR AREA.

Floor area requirements are not applicable in GB General Business Districts.

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

1268.11 BUILDING HEIGHT.

In a GB General Business District, no commercial structure shall exceed two stories, or thirty-five feet in height.

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

1268.12 OFF-STREET PARKING AND LOADING.

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

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

1268.13 PERFORMANCE STANDARDS.

All industrial establishments that are either principal permitted uses or conditionally permitted uses in a GB General Business District must fully meet, or in the case of 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.)