

B-1 LOCAL BUSINESS DISTRICT

§ 150.80 USES PERMITTED.

A local business is one which is primarily of a retail or service nature and is specifically classified or implied in the following categories of uses:

- (A) Automobile service, including:
  - (1) Filling station.
  - (2) Public garage, but not including major repair or body work.
  - (3) Public parking area.
- (B) Business service, including:
  - (1) Bank.
  - (2) Office building.
  - (3) Postal station.

(C) Clothing service, including:

- (1) Laundry agency.
- (2) Self-service laundry or self-service dry cleaner.

(3) Dry-cleaning establishment using not more than 2 clothes-cleaning units, neither of which shall have a rate capacity of more than 60 pounds, using cleaning fluid which is nonexplosive and nonflammable.

- (4) Dressmaking.
- (5) Millinery.
- (6) Tailor and pressing shop.
- (7) Shoe repair shop.

(D) Equipment service, including:

- (1) Radio or television repair shop.
- (2) Electric appliance repair shop.

(E) Food service, including:

- (1) Grocery.
- (2) Meat market.
- (3) Restaurant.
- (4) Delicatessen.
- (5) Cold storage lockers, for individual use.

(6) Bakery, provided floor area used for production shall not exceed 750 square feet.

(F) Personal service, including:

- (1) Barber shop.
- (2) Beauty shop.
- (3) Reducing salon.

- (4) Photographic studio.
- (G) Retail service, retail stores generally, including:
  - (1) Drugstore.
  - (2) Hardware or paint store.
  - (3) News dealer.
- (H) Business recreational uses, including:
  - (1) Tavern or nightclub, only in conformity with requirements of laws or ordinances governing such use.
  - (2) Sporting activities, including such uses as bowling alleys, gymnasiums, ball fields, tennis courts, swimming pools, and other similar uses.
- (I) Private club or lodge.
- (J) Accessory building or use customarily incident to the above uses which may not have more than 40% of its floor area devoted to storage purposes, and provided that not more than 5 persons are employed at one time or on any one shift in connection with such incidental use. (Ord. 1978-4, passed 3-21-78)

§ 150.81 USES PERMITTED BY SPECIAL EXCEPTION.

The following uses may be permitted by special exception in accordance with the procedure defined in §§150.191 and 150.193:

- (A) Church or temple.
- (B) Commercial farm enterprise.
- (C) Greenhouse, commercial.
- (D) Hospital.
- (E) Nursing home.
- (F) Nursing home conversion.
- (G) Private school, including kindergarten or day nursery.
- (H) Employee parking area.

- (I) Radio or television transmission tower.
- (J) Residential development plan.
- (K) Special school.
- (L) Stadium or coliseum.
- (M) Tourist home. (Ord. 1978-4, passed 3-21-78)

§ 150.82 CONTINGENT USES PERMITTED BY SPECIAL EXCEPTION.

The following contingent uses may be permitted by special exception in accordance with the procedure defined in §150.191 and §§150.200 through 150.204:

- (A) Boarding or lodging house.
- (B) College or university.
- (C) Home occupation.
- (D) Mortuary.
- (E) Municipal or governmental building or use.
- (F) Power substation or telephone exchange.
- (G) Professional office.
- (H) Educational institution.
- (I) Sewage treatment or disposal plant.
- (J) Water treatment or distribution plant.
- (K) Temporary sign, pertaining to lease, hire, or sale of a building or premises. (Ord. 1978-4, passed 3-21-78)

§ 150.83 MINIMUM AREA OF LOT.

- (A) No minimum lot area for permitted or contingent uses.

(B) Minimum lot areas for uses by special exception are defined in §150.193. (Ord. 1978-4, passed 3-21-78)

§ 150.84 MINIMUM WIDTH OF LOT.

(A) No minimum lot width for permitted for contingent uses.

(B) Minimum lot widths for uses by special exception are defined in §150.193. (Ord. 1978-4, passed 3-21-78)

§ 150.85 MINIMUM FRONT YARD.

(A) All permitted and contingent uses - 25 feet from front lot line or 55 feet from center of street whichever is greater. (Ord. 1993-8, passed 11-2-93)

(B) Minimum front yards for uses by special exception are defined in §150.193. (Ord. 1978-4, passed 3-21-78)

§ 150.86 MINIMUM SIDE YARD.

(A) Minimum side yard for all permitted and contingent uses when adjacent to Business District - 10 feet. (Ord. 1993-8, passed 11-2-93)

(B) Minimum side yard for all permitted and contingent uses when adjacent to a Residential District - 15 feet. (Ord. 1993-8, passed 11-2-93)

(C) Minimum side yards for uses by special exception are defined in §150.193. (Ord. 1978-4, passed 3-21-78)

§ 150.87 MINIMUM REAR YARD.

(A) Minimum rear yard for all permitted or contingent uses - 20 feet. (Ord. 1993-8, passed 11-2-93)

(B) Minimum rear yards for uses by specific exception are defined in §150.193. (Ord. 1978-4, passed 3-21-78)

§ 150.88 MAXIMUM HEIGHT OF BUILDINGS.

(A) All permitted or contingent uses - 35 feet or 2½ stories.

(B) Maximum heights of buildings for uses by special exception are defined in §150.193. (Ord. 1978-4, passed 3-21-78)

§ 150.89 NOISE.

Local business uses §150.80 (B) through (J), shall be conducted within buildings so constructed that no noise of any kind produced therein shall be audible beyond the confines of the building. (Ord. 1978-4, passed 3-21-78)

## B-2 GENERAL BUSINESS DISTRICT

### § 150.90 USES PERMITTED.

A general business use including accessory buildings and uses includes the uses, specifically stated or implied, as follows:

- (A) Automobile service, including:
  - (1) Filling station.
  - (2) Public garage, but not including major repair or body work.
  - (3) Public parking area.
  - (4) Sales room.
  - (5) Open sales lot.
  - (6) Automobile, truck, or trailer rental and sales area.
  - (7) Automobile and truck repair, entirely within enclosed buildings.
- (B) Business service, including:
  - (1) Bank.
  - (2) Office building.
  - (3) Postal station.
  - (4) Telegraph office.
  - (5) Utility company business office.
- (C) Clothing service, including:
  - (1) Laundry agency.
  - (2) Self-service laundry or self-service dry cleaner.

(3) Dry-cleaning establishment using not more than 2 clothes-cleaning units, neither of which shall have a rated capacity of more than 60 pounds, using cleaning fluid which is nonexplosive and nonflammable.

(4) Dressmaking.

(5) Millinery.

(6) Tailor and pressing shop.

(7) Shoe repair shop.

(D) Equipment service, including:

(1) Radio or television repair shop.

(2) Electric appliance repair shop.

(3) Record shop.

(E) Food service, including:

(1) Grocery.

(2) Meat market.

(3) Supermarket.

(4) Restaurant.

(5) Delicatessen.

(6) Cold storage lockers, for individual use.

(7) Bakery, provided floor area used for production shall not exceed 750 square feet.

(8) Roadside sales stand.

(F) Personal service, including:

(1) Barber shop.

(2) Beauty shop.

(3) Reducing salon.

(4) Photographic studio.

(G) Retail service, retail stores generally, including:

(1) Drugstore.

(2) Hardware or paint store.

(3) Stationer.

(4) News dealer.

(5) Show room and sales area for articles to be sold at retail.

(6) Commercial greenhouse not exceeding 1,000 square feet in area.

(7) Apparel shop.

(8) Flower shop.

(9) Antique shop.

(10) Shoe store.

(11) Variety store.

(12) Toy store.

(13) Jewelry store.

(14) Sporting goods store.

(15) Department store.

(H) Business recreational uses, including:

(1) Billiard room.

(2) Dancing academy.

(3) Tavern or nightclub, only in conformity with requirements of laws or ordinances governing such use.

(4) Sporting activities.

- (5) Indoor theater.
- (6) Bowling alley or roller rink, entirely with enclosed buildings.
- (I) Private club or lodge.
- (J) Motel/hotel
- (K) Other:
  - (1) Veterinary hospital for small animals.
  - (2) Kennel.
  - (3) Radio and television studios.
  - (4) Newspaper publishing.
  - (5) Motor bus or railroad passenger station.
  - (6) Storage warehouse.
  - (7) Wholesale establishment.
  - (8) Any business use not specifically stated or implied elsewhere in the chapter.
- (L) Accessory building or use customarily incident to the above uses which may not have more than 40% of its floor area devoted to storage purposes, and provided that not more than 5 persons are employed at one time or on any shift in connection with such incidental use. (Ord. 1978-4, passed 3-21-78)

§ 150.91 USES PERMITTED BY SPECIAL EXCEPTION.

The following uses may be permitted by special exception in accordance with the procedure defined in §§150.191 and 150.193:

- (A) Church or temple.
- (B) Commercial farm enterprise.
- (C) Greenhouse, commercial.
- (D) Heliport.
- (E) Hospital.

- (F) Nursing home.
- (G) Nursing home conversion.
- (H) Private school, including kindergarten or day nursery.
- (I) Employee parking area.
- (J) Radio or television transmission tower.
- (K) Residential development plan.
- (L) Shopping center plan.
- (M) Special school.
- (N) Stadium or coliseum. (Ord. 1978-4, passed 3-21-78)

§ 150.92 CONTINGENT USES PERMITTED BY SPECIAL EXCEPTION.

Except as may otherwise be provided herein, the following contingent uses may be permitted by special exception in accordance with the procedure defined in §150.191 and §§150.200 through 150.203:

- (A) Boarding or lodging house.
- (B) College or university.
- (C) Mortuary.
- (D) Municipal or governmental buildings or use.
- (E) Power substation or telephone exchange.
- (F) Professional office in residence.
- (G) Educational institution.
- (H) Sewage treatment or disposal plant.
- (I) Water treatment or distribution plant.
- (J) Temporary sign, pertaining to lease, hire, or sale of a building or premises. (Ord. 1978-4, passed 3-21-78)

§ 150.93 MINIMUM AREA OF LOT.

(A) No minimum lot area for permitted or contingent uses.

(B) Minimum lot areas for uses by special exception are defined in §150.193. (Ord. 1978-4, passed 3-21-78)

§ 150.94 MINIMUM WIDTH OF LOT.

(A) No minimum lot width for permitted or contingent uses.

(B) Minimum lot widths for uses by special exception are defined in §150.193. (Ord. 1978-4, passed 3-21-78)

§ 150.95 MINIMUM FRONT YARD.

(A) All permitted and contingent uses - 25 feet from front lot line or 55 feet from center of street whichever is greater. (Ord. 1993-8, passed 11-2-93)

(B) Minimum front yards for uses by special exception are defined in §150.193. (Ord. 1978-4, passed 3-21-78)

§ 150.96 MINIMUM SIDE YARD.

(A) Minimum side yard for all permitted and contingent uses when adjacent to a Commercial District - 10 feet. (Ord. 1993-8, passed 11-2-93)

(B) Minimum side yard for all permitted and contingent uses when adjacent to a Residential District - 15 feet. (Ord. 1993-8, passed 11-2-93)

(C) Minimum side yards for uses by special exception are defined in §150.193. (Ord. 1978-4, passed 3-21-78)

§ 150.97 MINIMUM REAR YARD.

(A) Minimum rear yard for all permitted and contingent uses - 20 feet. (Ord. 1993-8, passed 11-2-93)

(B) Minimum rear yards for uses by special exception are defined in §150.193. (Ord. 1978-4, passed 3-21-78)

§ 150.98 MAXIMUM HEIGHT OF BUILDINGS.

(A) All permitted or contingent uses - 100 feet.

(B) Maximum heights of buildings for uses by special exception are defined in §150.193. (Ord. 1978-4, passed 3-21-78)

§ 150.99 NOISE.

General business uses, §150.90 (B) through (I), (K) and (L), shall be conducted within buildings so constructed that no noise of any kind produced therein shall be audible beyond the confines of the building. (Ord. 1978-4, passed 3-21-78)

B-3 ROADSIDE BUSINESS DISTRICT

§ 150.100 USES PERMITTED.

A roadside business use is one which normally requires drive-in facilities related to a street or highway, and is primarily of a retail or service nature specifically stated or implied in the following categories:

- (A) Automobile service, including:
  - (1) Filling station.
  - (2) Public garage, but not including major repair or body work.
  - (3) Public parking area.
  - (4) Sales room.
  - (5) Open sales lot.
  - (6) Automobile, truck, or trailer rental and sales area.
  - (7) Automobile and truck repair, entirely within enclosed buildings.
- (B) Business service, including:
  - (1) Bank.
  - (2) Office building.
  - (3) Postal station.
- (C) Clothing service, including:
  - (1) Laundry agency.
  - (2) Self-service laundry or self-service dry cleaner.
  - (3) Dry-cleaning establishment using not more than 2 clothes-cleaning units,

neither of which shall have a rated capacity of more than 60 pounds, using cleaning fluid which is nonexplosive and nonflammable.

(D) Equipment service, including:

- (1) Radio or television repair shop.
- (2) Electric appliance repair shop.
- (3) Record shop.

(E) Food service, including:

- (1) Grocery.
- (2) Meat market.
- (3) Supermarket.
- (4) Restaurant.
- (5) Delicatessen.
- (6) Cold storage lockers, for individual use.
- (7) Bakery, provided floor area used for production shall not exceed 750 square feet.
- (8) Roadside sales stand.

(F) Personal service, including:

- (1) Barber shop.
- (2) Beauty shop.
- (3) Reducing salon.
- (4) Photographic studio.

(G) Retail service, retail stores generally, including:

- (1) Drugstore.
- (2) Hardware or paint store.

- (3) Stationer.
- (4) News dealer.
- (5) Showroom and sales area for articles to be sold at retail.
- (6) Commercial greenhouse not exceeding 1,000 square feet in area.
- (7) Apparel shop.
- (8) Flower shop.
- (9) Antique shop.
- (10) Shoe store.
- (11) Variety store.
- (12) Toy store.
- (13) Jewelry store.
- (14) Sporting goods store.
- (15) Department store.

(H) Business recreational uses, including:

- (1) Billiard room.
- (2) Dancing academy.
- (3) Tavern or nightclub, only in conformity with requirements of laws or ordinances governing the use.
- (4) Sporting activities.
- (5) Indoor theater.
- (6) Bowling alley or roller rink, entirely within enclosed buildings.

(I) Private club or lodge.

(J) Motel/hotel.

(K) Other:

- (1) Veterinary hospital for small animals.
- (2) Kennel.
- (3) Radio and television studios.
- (4) Newspaper publishing.
- (5) Motor bus or railroad passenger station.

(L) Accessory building or use customarily incident to the above uses which may not have more than 40% of its floor area devoted to storage purposes, and provided that not more than 5 persons are employed at one time or on any one shift in connection with the incidental use. (Ord. 1978-4, passed 3-21-78)

§ 150.101 USES PERMITTED BY SPECIAL EXCEPTION.

The following uses may be permitted by special exception in accordance with the procedure defined in §§150.191 and 150.193:

- (A) Church or temple.
- (B) Commercial farm enterprise.
- (C) Greenhouse, commercial.
- (D) Hospital.
- (E) Nursing home.
- (F) Private school, including kindergarten or day nursery.
- (G) Public sanitary landfill.
- (H) Employee parking area.
- (I) Radio or television transmission tower.
- (J) Residential development plan.
- (K) Shopping-center plan.
- (L) Special school.
- (M) Stadium or coliseum.

(N) Tourist home. (Ord. 1978-4, passed 3-21-78)

§ 150.102 CONTINGENT USES PERMITTED BY SPECIAL EXCEPTION.

Except as may otherwise be provided herein, the following contingent uses may be permitted by special exception in accordance with the procedure defined in §150.191 and §§150.200 through 150.203:

(A) College or university.

(B) Mortuary.

(C) Municipal or governmental building or use.

(D) Power substation or telephone exchange.

(E) Professional office in residence.

(F) Educational institution.

(G) Sewage treatment or disposal plant.

(H) Water treatment or distribution plant.

(I) Temporary sign, pertaining to lease, hire, or sale of a building or premises. (Ord. 1978-4, passed 3-21-78)

§ 150.103 MINIMUM AREA OF LOT.

(A) No minimum lot area for permitted or contingent uses.

(B) Minimum lot areas for uses by special exception are defined in §150.193

§ 150.104 MINIMUM WIDTH OF LOT.

(A) No minimum lot width for permitted or contingent uses.

(B) Minimum lot widths for uses by special exception are defined in §150.193. (Ord. 1978-4, passed 3-21-78)

§ 150.105 MINIMUM FRONT YARD.

(A) All permitted and contingent uses - 25 feet from front lot line, or 55 feet from center of street which ever is greater. (Ord. 1993-8, passed 11-2-93)

(B) Minimum front yards for uses by special exception are defined in §150.193. (Ord. 1978-4, passed 3-21-78)

§ 150.106 MINIMUM SIDE YARD.

(A) Minimum side yard for all permitted and contingent uses when adjacent to a Business District - 10 feet. (Ord. 1993-8, passed 11-2-93)

(B) Minimum side yard for all permitted and contingent uses when adjacent to a Residential District - 15 feet. (Ord. 1993-8, passed 11-2-93)

(C) Minimum side yards for uses by special exception are defined in §150.193. (Ord. 1978-4, passed 3-21-78)

§ 150.107 MINIMUM REAR YARD.

(A) Minimum rear yard for all permitted or contingent uses - 20 feet. (Ord. 1993-8, passed 11-2-93)

(B) Minimum rear yards for uses by special exception are defined in §150.193. (Ord. 1978-4, passed 3-21-78)

§ 150.108 MAXIMUM HEIGHT OF BUILDINGS.

(A) All permitted or contingent uses - 35 feet.

(B) Maximum heights of buildings for uses by special exception are defined in §150.193. (Ord. 1978-4, passed 3-21-78)

§ 150.109 NOISE.

Roadside business uses, §150.100 (B) through (I), (K), and (L), shall be conducted within or about buildings so constructed that no noise of any kind produced therein or thereabout shall be audible beyond the confines of the business premises. (Ord. 1978-4, passed 3-21-78)