

CHAPTER 1256
Central Business District

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CROSS REFERENCES

- Municipal zoning - see Ohio R.C. 713.06 et seq.
 General provisions and definitions - see P. & Z. Ch. 1240
 Administration, enforcement and penalty - see P. & Z. Ch. 1242
 Districts generally and Zoning Map - see P. & Z. Ch. 1244
 Nonconforming structures, uses and lots - see P. & Z. Ch. 1266
 Off-street parking and loading - see P. & Z. Ch. 1268
 Conditional uses - see P. & Z. Ch. 1272
 Supplementary regulations - see P. & Z. Ch. 1278

1256.01 PURPOSE.

The Central Business District shall serve as the focal point for the social and commercial activities of the Village. A variety of business, institutional, public, quasi-public, cultural, residential and other related uses is encouraged to support both local and regional commercial and cultural activities. An appropriate mix of activities to retain a vital environment is encouraged. Activities occurring in this District are, for the most part, pedestrian oriented, and, therefore, the safety, mobility and well-being of persons using this area shall be protected and supported by these regulations.

The importance of a healthy, well-developed and economically viable business and social center is recognized and upheld by these regulations.

The location of this District, adjacent to the main thoroughfares of the Village, is recognized in its importance in expressing the nature and character of the Village. The scale of business and commercial activities should be proportional to the Village population and a small multiple thereof on special occasions.

(Ord. 92-16. Passed 11-2-92.)

1256.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in a Central Business District:

- (a) Retail stores/shops;
- (b) Professional offices;
- (c) Service-related establishments;
- (d) Banks and similar financial institutions, excluding drive-thru facilities;
- (e) Indoor theaters and other similar commercial entertainment establishments;
- (f) Food and/or beverage service facilities, excluding drive-in or drive-thru facilities;
- (g) Nonprofit, professional, charitable, service and labor organizations;
- (h) Other uses which, in the ruling of the Zoning Administrator, are similar to the uses listed above.

(Ord. 92-16. Passed 11-2-92.)

1256.03 CONDITIONALLY PERMITTED USES.

The following uses shall be conditionally permitted in a Central Business District, subject to the provisions of Chapter 1272:

- (a) Churches;
- (b) Light manufacturing/assembly and wholesale activities when associated with the sale of items produced. When the retail component is absent, these uses shall be conditionally permitted only when they are located on an upper or basement floor.
- (c) Drive-in/drive-thru/carry-out establishments, including restaurants, banks and other financial institutions;
- (d) Bed and breakfast establishments;
- (e) Civic buildings/community centers;
- (f) Funeral parlors;
- (g) Dwelling units either above the street level building spaces or as a subordinate use in floor area to a principally permitted use on the street level.
- (h) New buildings and expansions of existing buildings when any one of the following conditions applies:
 - (1) All new buildings where the present lot coverage exceeds a floor area ratio of one square foot of building per two square feet of lot area;
 - (2) All existing buildings where the present lot coverage is at least 1,000 square feet and will be cumulatively expanded by at least 300 square feet;
 - (3) Existing businesses where new curb cuts are required;
 - (4) New or different land use or structures requiring utilization of an existing curb cut within twenty-five feet of the intersecting right of way of two streets.

(Ord. 92-16. Passed 11-2-92; Ord. 95-5. Passed 5-1-95.)

1256.04 NEW CONSTRUCTION; ADDITIONS; CHANGES IN USE.

Any new construction, building remodeling or addition to an existing building, or any change of use which the Zoning Administrator has determined would create a significant change in overall impact to the Central Business District, shall be presented to the Planning Commission for review and comment prior to the issuance of a zoning permit. The pertinent application procedures and review standards outlined in Chapter 1272 shall be used for this process. The Commission's review shall be incorporated into a regularly scheduled meeting and shall provide an opportunity for the Commission to comment on and negotiate any requested changes, not to approve or deny already permitted uses.

(Ord. 92-16. Passed 11-2-92.)

1256.05 ACCESSORY STRUCTURES.

Customary accessory structures are permitted, provided that:

- (a) No structure shall exceed 500 square feet in size.
- (b) No structure shall exceed twenty feet (one and one-half stories) in height.
- (c) No signage or advertising shall be posted on any accessory structure.
- (d) The structure shall be located behind the principal structure on the lot and may be erected in the required rear yard if such structure occupies no more than thirty percent of the required rear yard.
- (e) No form of external lighting shall be used to illuminate an accessory structure, except for public safety purposes.

(Ord. 92-16. Passed 11-2-92.)

1256.06 AREA, YARD AND HEIGHT REQUIREMENTS.

(a) Building Footprint. No building shall exceed an overall building footprint of 5,000 square feet.

(b) Lot Area. A minimum of 5,000 square feet constitutes a buildable lot. No lot shall exceed a maximum of 8,000 square feet.

(c) Setbacks.

- (1) Front. The front yard depth shall be not less than one foot.
- (2) Rear. The rear yard setback shall be not less than fifteen feet when abutting a Residence District and five feet in all other instances.
- (3) Side. The side yard setback shall be not less than fifteen feet when abutting a Residence District.

(d) Height. No structure shall exceed thirty-five feet (two and one-half stories) in height.

(e) Lot Frontage. Minimum lot frontage shall be twenty-five feet, except where more than one-half of the existing lots within a given block are less than twenty-five feet. In that case, the required frontage shall be the same as the majority of the existing lots within that block.

(f) Lot Coverage. No building and associated impervious surface shall cover more than ninety percent of any lot.
(Ord. 92-16. Passed 11-2-92.)

1256.07 LANDSCAPING AND SCREENING.

Whenever a lot in the Central Business District is located adjacent to a Residence District, said lot shall be effectively screened on all sides which adjoin or face any property located in a Residence District by an acceptably designed wall, fence or planting screen. Such fence or wall shall be not less than four feet nor more than six feet in height and shall be maintained in good condition. A planting screen shall be not less than four feet in height and width, and shall be densely planted and well maintained in good condition. Any space between such fence, wall or planting screen and the lot line of the adjoining premises in any Residence District shall be landscaped with grass, hardy shrubs or evergreen ground cover, and maintained in good condition.

Open storage areas, exposed machinery and outdoor areas used for the storage and collection of trash must be visually screened from public rights of way and surrounding uses. Suitable types of screening include wood, brick or acceptable masonry fences with a maximum height of six feet or dense evergreen hedges with a minimum height of five feet. (Ord. 92-16. Passed 11-2-92.)

1256.08 OFF-STREET PARKING AND LOADING.

Principally and conditionally permitted uses shall abide by the off-street parking and loading requirements specified in Chapter 1268.
(Ord. 92-16. Passed 11-2-92.)

1256.09 SIGNS.

Signs shall be permitted in accordance with the specifications set forth in Chapter 1276. (Ord. 93-5. Passed 5-3-93.)