

CHAPTER 1145

Purpose - Business and Industrial Zoning Districts

1145.01 Purpose.

1145.01 PURPOSE.

These business and industrial zoning districts are established to provide commercial areas that are in harmony with the character of Canton and provide for the economic needs of Canton businesses and residents, both present and future.

B-1 - Business Office District: The B-1 District is established to accommodate various office uses which can serve as transitional areas between residential and commercial districts and to provide a transition between major thoroughfares and residential districts.

B-2 - Neighborhood Business District: The purpose of the B-2 District is to encourage the establishment of areas for businesses which tend to meet the daily needs of the residents of an immediate neighborhood while still protecting the adjoining residential area. Marginal strip development shall be prohibited.

B-3 - General Business District: The purpose of the B-3 District is to encourage the establishment of areas for general business uses to meet the needs of a regional market area.

B-4 - Special Business District: The B-4 District is created to provide for the establishment of businesses that require special criteria such as more distant setbacks because of a more intense usage, heavy truck traffic, noise or other nuisance.

B-5 - Central Business District: The purpose of the Central Business District is to accommodate and encourage further expansion and renewal in the historical core business area of the community. A variety of business, institutional, public, quasi-public, cultural, residential and other related uses are encouraged in an effort to provide the mix of activities necessary to establish a truly urban character.

B-6 - Shopping Center District: The purpose of the B-6 Shopping Center District is to permit a concentrated grouping of stores and services located on six or more acres in one or more structures planned as an integrated unit.

I-1 - Light Industrial District: The purpose of the I-1 District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare; operate entirely within enclosed structures, and generate little industrial traffic. Research and technological activities are encouraged. This district is further designed to act as a transitional use between heavy industrial uses and other less intense business and residential uses.

I-2 - Heavy Industrial District: The purpose of the I-2 District is to encourage the development of major manufacturing, processing, warehousing and major research and testing operations. These activities require extensive community facilities and reasonable access to arterial highways; they may have extensive open storage and service areas.

(Ord. 147-2018. Passed 7-2-18.)

CHAPTER 1147

Permitted Uses - Business and Industrial Zoning Districts

1147.01 Table of permitted uses.

1147.01 TABLE OF PERMITTED USES.

Use	B-1	B-2	B-3	B-4	B-5	B-6	I-1	I-2
Single-Family Homes	P	P	CU	--	--	--	--	--
Home Occupations	P	P	P	P	P	P	--	--
Parking (1)	P	P	P	P	P	P	P	P
Government Buildings	CU	CU	CU	CU	CU	CU	CU	CU
Two Family Dwellings	P	P	CU	--	--	--	--	--
Multi-Family Dwellings	P	P	P	P	P	P	--	--
Group Social Service Facility	CU	--	CU	CU	CU	CU	--	--
Boarding/Rooming Facility	--	--	CU	CU	CU	CU	--	--
Child/Adult Day Care Facility	P	--	CU	CU	CU	CU	--	--

Fraternity/Sorority Houses	--	--	CU	CU	CU	CU	--	--
Limited Lodging (21)	P	P	P	P	P	---	---	---
Business Offices (20)	P	P	P	P	P	P	P	P
Medical and Dental Clinics and Offices	P	P	P	P	P	P	--	--
Funeral Parlors/Mortuary	P	P	P	P	P(10)	P(10)	--	--
Eating and Drinking Establishments	P	P	P	P	P	P	--	--
Retail, 1000 sf or less (2)	--	P	P	P	P	P	--	--
Service	--	P	P	P	P	P	--	--
Service, Repair Shops	--	P	P	P	P	P	P	P
Service, Laundromats	--	P	P	P	P	P	--	--
Service, Photography Studios	--	P	P	P	P	P	--	--
Service, Tailoring	--	P	P	P	P	P	--	--
Retail, Over 1000 sf	--	P	P	P	P	P	--	--
Barber Shop/Beauty Salon	--	P	P	P	P	P	--	--
Banks	--	--	P	P	P	P	--	--
Banks, Including Drive-thru	--	--	P	P	P	P	--	--
Schools, Commercial	--	--	--	P	P	P	P	P
Greenhouses and Nurseries	--	--	P	--	--	P	P	P
Laundry, Dry Cleaner	--	--	P	P	P	P	--	--
Motel and Hotels	--	--	P	P	P	P	--	--
Bakery, Retail	--	--	P	P	P	P	--	--
Amusement Arcade	--	--	P	--	P	P	--	--
Wholesale Merchandise	--	--	P	P	P	P	--	--
Home Repair Contractor (3)	--	--	P	P	P	P	P	P
Printers, less than 5,000 sf	--	--	P	P	P	P	--	--
Parking, Commercial	--	--	P	P	P	P	P	P
Automotive and Boat Sales	--	--	P(4)	P	--	P	P	P
Broadcasting Studios	--	--	--	P	P	P	--	--
Automotive and Boat Repair (5)	--	--	--	P	--	P	P	P
Contractor's Shop (5)	--	--	--	P	--	P	P	P
Monument Work, w/Retail (5)	--	--	--	P	--	P	P	P
Distributor's Warehouse (5)	--	--	--	--	--	P	P	P
Wholesale Outlet (5)	--	--	--	P	P	P	--	--
General Warehouse and Storage Yard (5) (6)	--	--	--	--	--	P	P	P
Printers, Over 5,000 sf	--	--	--	P	--	P	P	P
Sign Manufacturers	--	--	--	P	--	P	P	P
Bowling Alleys & Skating Rinks (7)	--	--	--	P	P	P	--	--
Dance Halls, Theaters, and Similar (7)	--	--	--	P	P	P	--	--

Testing and Research Labs (7)	--	--	--	--	P	--	P	P
Service Stations	--	--	--	P	--	P	P	P
Recreation Vehicle (RV) Park (22)	---	---	---	CU	---	---	---	---
Entertainment Clubs and Teen Clubs	--	--	--	P	P	P	--	--
Sexually Oriented Establishments (19)	--	--	--	CU	CU	--	--	--
Processing and Manufacturing, Limited (8)	--	--	--	--	P	--	P	P
Recycling Facilities (9)	--	--	--	--	--	--	P	P
Data Cemters	--	--	--	--	--	--	P	P
Light Manufacturing, Limited	--	--	--	--	P	--	P	P
Manufacturing, processing, packaging and assembling of products	--	--	--	--	--	--	P	P
Metal Works (11)	--	--	--	--	--	--	CU	P
Foundry (11)	--	--	--	--	--	--	CU	P
Ice Manufacturing, cold storage, creamery, and bottling (11)	--	--	--	--	--	--	P	P
Petroleum Storage (12)	--	--	--	--	--	--	CU	P
Building Material Yards (12)	--	--	--	--	--	--	P	P
Laundries and Dry Cleaning Plants	--	--	--	--	--	--	P	P
Plating Shops (13)	--	--	--	--	--	--	CU	P
Sand and Gravel Pits, No Processing	--	--	--	--	--	--	P	P
Billboards	--	--	--	--	--	--	CU	CU
Temporary Storage of Impounded Vehicles	--	--	--	--	--	--	P	P
Crematoriums (14)	--	--	P	P	--	--	P	P
Storage Tanks, above ground	--	--	--	--	--	--	CU	P
Truck Terminals (15)	--	--	--	--	--	--	P	P
Junk Yards (16)	--	--	--	--	--	--	--	P
Recycling Facilities (17)	--	--	--	--	--	--	--	P
Manufacturing, Heavy (18)	--	--	--	--	--	--	--	CU

Footnotes:

(1) Parking areas adjacent to and accessory to the principal use of multi-family residential, community service, business or industry, but not for the purpose of a commercial parking lot.

(2) Including such uses as drug store, beer and wine carryout/drive-thru and restaurant.

(3) Office and display, provided all work is done within the confines of the building.

(4) No repair, painting or washing; and provided that no vehicle parts shall be kept or stored outside of the building.

(5) Provided that all operations, except as herein modified, shall be conducted within the confines of a building; and provided that the building shall have no openings, other than required fire exits or stationary windows, within fifty (50) feet of any R-District, or twenty (20) feet from any residential structure.

(6) for storage of personal or other property, provided that all open areas and parking shall be screened from view of any adjoining R-District by a solid fence, wall or planting screen not less than six (6) feet nor more than eight (8) feet in height.

(7) Uses such as the following, provided that the building shall have no openings, other than required fire exits or stationary windows, within 100 feet of any R- District, or fifty (50) feet from any residential structure.

(8) Provided that such is incidental to a retail business conducted on the premises; and provided that not more than sixty percent (60%) of the gross floor area shall be used for such processing and manufacturing; and

provided that such is not objectionable because of noise, smoke, dust or other nuisance.

(9) (Such facility to be distinguishable from a junkyard or salvage yard by the fact that only common household recyclables are to be handled); and provided that such use be limited to 10,000 square feet of floor area, all operations and storage to be within the building; such building to be no closer than fifty (50) feet from an R-District nor twenty feet from any lot line; and provided that the property be maintained in a safe, sanitary and neat appearance.

(10) No mortuaries.

(11) Provided that no part of a building occupied by such uses shall have any opening other than stationary windows or required fire exits within 100 feet of any R-District.

(12) Located not less than 200 feet from any R-District.

(13) Provided that the principal building shall be located not less than 100 feet from any R-District.

(14) Provided that such structure housing the crematorium shall be setback a minimum of 300 feet from any single-family residential and two-family residential use, a public school, or park and that such use in a Business District is accessory to and part of an established funeral home.

(15) Provided the site contains a minimum of three (3) acres, buildings shall be located 100 feet from all property lines, if a site abuts a residential zone, the fifty (50) feet closest to said zone shall be maintained with evergreen trees of four (4) to six (6) feet in height at the time of planting and planted approximately thirty (30) feet apart, or a hedge approximately four (4) feet in height at the time of planting or a fence with a minimum of six (6) feet in height constructed of vinyl or metal mesh screening, and the remaining fifty (50) feet may be used for vehicular parking including trucks and trailers. All site development at the terminal site must be reviewed and approved by the City's Site Plan Review Committee.

(16) Provided that such use is not less than 125 feet from public land or a residence district. Such use shall have a ten (10)-foot-high masonry wall or other suitable screening materials completely enclosing the property on all sides but not closer to the street line than the building set back line.

(17) Provided that all operations and storage be conducted within the confines of a building and that the building be no closer than 200 feet to an R-District and no closer than fifty (50) feet from any lot line, and further provided that any outdoor storage of vehicles and/or trash bins be located no closer than 200 feet from an R-District.

(18) Located not less than 600 feet from any R-District and not less than 200 feet from any other district except an I-1 District.

(19) Pursuant to provisions and requirements of Chapter 1185 of this Zoning Ordinance.

(20) Includes union, charitable, finance, professional, and consulting offices, but does not include retail or wholesale activities.

(21) Provided such use shall not abut a single-family or two-family residential structure or district, and that such use shall be not less than twenty-five (25) feet from any other lot in an R-District.

(22) Pursuant to provisions and requirements of Chapter 1198.13 of this Zoning Ordinance.

(Ord. 195-2024. Passed 10-7-24.)
