

§ 343.22 Limited Retail District

(a) *Purpose.* The Limited Retail District is established in order to provide a zoning use district in retail areas undergoing planned redevelopment and public reinvestment. This district is provided with adequate regulatory controls which restrict permitted uses of land and buildings to those compatible with a district's emerging character while, simultaneously, reducing hardships for existing uses which do not conform with these regulations.

(b) *Permitted Buildings and Uses.* Except as provided in division (c) of this section, all uses permitted and as regulated in any General Retail Business District shall be permitted in a Limited Retail District. No buildings or premises shall hereafter be erected, altered, used, arranged or designed to be used, in whole or in part, for other than one (1) or more of such permitted uses.

(c) *Prohibited Uses.* The following uses as permitted and described in Section 343.11 of the General Retail Business District are hereby prohibited in the Limited Retail District:

- (1) Mortuary or undertaking establishments;
- (2) Telephone exchanges and transformer stations;
- (3) Service garages;
- (4) Sale of new or used motor vehicles or trailers;
- (5) House trailers or trailer parks;
- (6) Transportation services;
- (7) Retail Poultry business;
- (8) Auto car wash or auto laundry;
- (9) Adult Entertainment;
- (10) Billboards and advertising signs as defined in division (b) of Section 325.64 of this Zoning Code.

(d) *Nonconforming Uses.* Notwithstanding division (c) of this section and the provisions of Chapter 359, any non-conforming use legally established within the Limited Retail District prior to the effective date of this section may move to one (1) and only one (1) other location within said District, provided, however, that any such use which moves pursuant to the provisions of this division shall cease operation no later than eight (8) years after the effective date of this section.

(Ord. No. 1368-90. Passed 6-18-90, eff. 6-27-90)