

# COMMISSARY FOR SALE OR LEASE

3415 Glenmore Ave, Cheviot, OH 45211

**Convenient Location:** In the heart of the West Side, this fully functioning commissary can support operations up to \$1m production.

**Versatile Space Options:** Office/Showroom, Production, Walk in Cooler, Walk in Freezer, Hood system recently inspected. Rear garage and storage rooms.

**Ample rear parking :** Onstreet and offstreet. Easy loading front and rear drive and parking.



**Russ Kitzberger**

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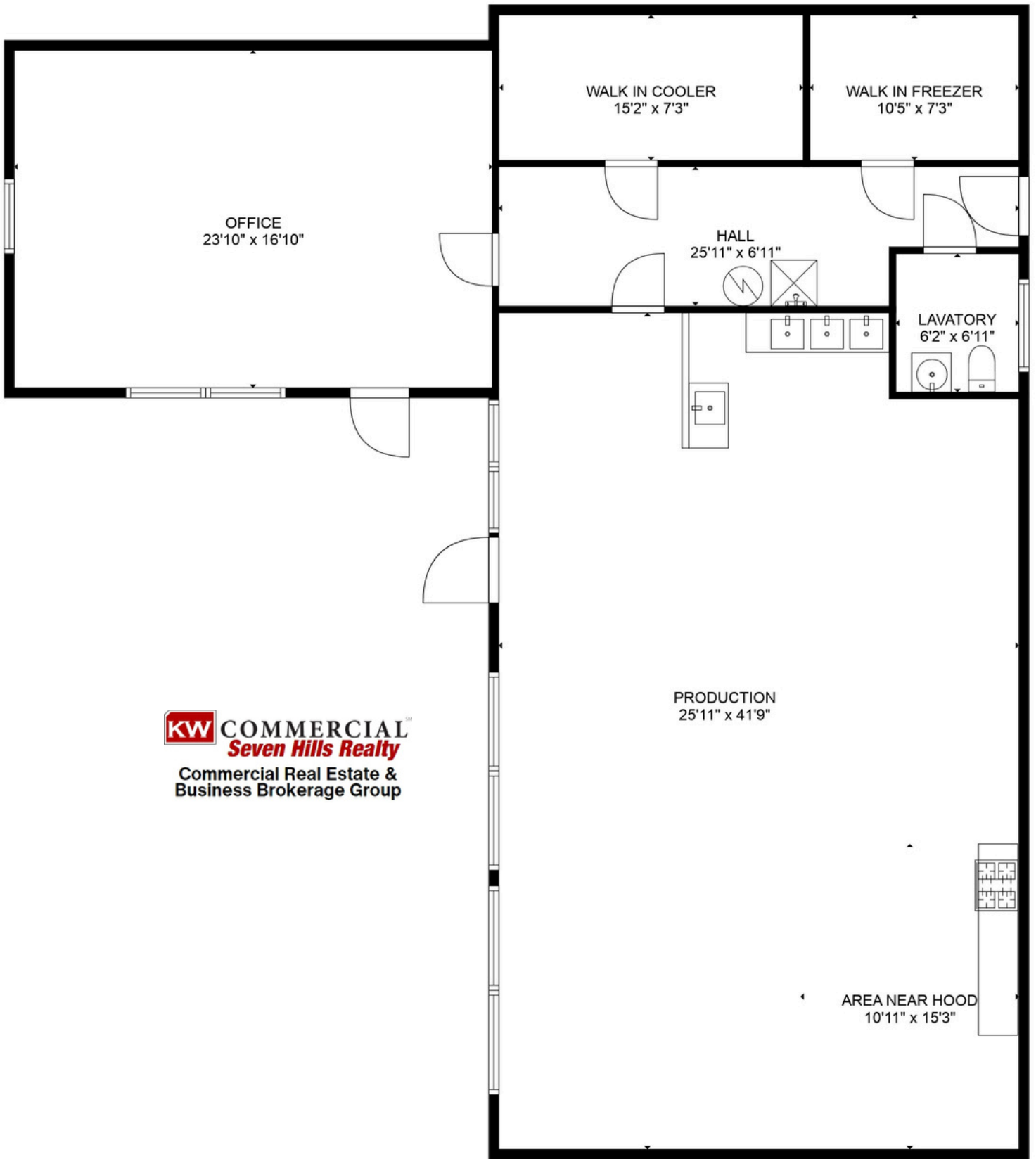


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***Not Shown: Rear Garage***  
***Rear Cold Storage off Back Door***

*\*area size subject to verification*

# **Zoning** (Subject to zoning verification)

In the Business "B" District, any use is permitted except the following:

- (1) Abattoirs, slaughter houses, and stock yards (except for poultry incidental to a retail store).
- (2) Acetylene gas manufacture in excess of 15 pounds pressure per square inch.

- (3) Ammonia manufacture.

- (4) Animal hospitals and structures where small animals are boarded, if within 200 feet of the residence district.

- (5) Asbestos manufacture.

- (6) Asphalt manufacture or refining.

- (7) Babbitt metal manufacture.

- (8) Bag cleaning.

- (9) Bleaching powder or chlorine manufacture.

- (10) Boiler shops, structural steel fabricating shops, steel car or locomotive shops, railway repair shops, machine shops, or metal working shops operating reciprocating hammers or chisels or other noise-producing machine-operated tools.

- (11) Brewing and distilling of liquors except for micro-breweries. For purposes of this section, a MICRO-BREWERY shall be defined to mean a small scale facility for the brewing of beer for sale and consumption on the premises and for sale for consumption off of the premises. Production shall not exceed 10,000 barrels of beer annually. A micro-brewery may include a restaurant or bar to facilitate tasting and retail sales. Nothing in this section shall exempt a micro-brewery from compliance with any provision of R.C. Title 43 or with the corresponding state regulations.

- (12) Brick, tile, or terra cotta manufacture.

- (13) Bronze powder manufacture.

- (14) Carbon, lampblack, or graphite manufacture.

- (15) Celluloid or pyroxylin manufacture; explosive or flammable cellulose, or pyroxylin products manufacture.

- (16) Cement, lime, gypsum, or plaster of paris manufacture, or the manufacture of products therefrom.

- (17) Coal tar manufacture, tar distillation, or mineral dye manufacture.

- (18) Coal yards, except where the coal is stored in dustproof containers and the dust controlled by means of effective devices.

- (19) Coke ovens and distillation of coal.

- (20) Cooperage works.

- (21) Corrosion of aluminum, copper, iron, tin, lead, or zinc.

- (22) Creosote manufacture or treatment.

- (23) Disinfectant or insecticide manufacture, preparation or compounding on a commercial scale.

- (24) Electroplating.

- (25) Emery cloth or sandpaper manufacture.

- (26) Enameling, japanning, or lacquering, except incidental to a permitted use.

- (27) Excelsior and fibre manufacture.

- (28) Explosive, or fireworks manufacture, or the storage or loading of explosives in bulk.

- (29) Fat rendering, tallow, grease, or lard refining, or manufacture of candles from fats.

- (30) Felt manufacture, except where dust is controlled by means of effective devices.

# Zoning (Subject to zoning verification)

- (31) Fertilizer manufacture from organic material or bone distillation, or compounding on a commercial scale.
- (32) Flour milling.
- (33) Foundries, forge shops, or cupolas.
- (34) Gas manufacture of more than 5,000 cubic feet per day.
- (35) Gasoline or oil storage above the ground in quantities exceeding 50 gallons.
- (36) Glucose manufacture.
- (37) Glue or size manufacture or processes involving recovery from fish or animal offal, or fish smoking or curing.
- (38) Ice plant or storage houses of more than 5 tons daily capacity.
- (39) Incineration, reduction or dumping of offal, dead animals, garbage, or refuse on a commercial basis, including loading and transfer platforms.
- (40) Linoleum manufacture.
- (41) ~~Your paragraph text.~~
- (42) Nitrating processes.
- (43) Oilcloth, oiled clothing manufacture, or the impregnation of any fabric by oxidizing oils.
- (44) Paint, oil, shellac, size, varnish, enamel manufacture, or the grinding of colors by machinery.
- (45) Penal or correctional institutions, or institutions for the care or treatment of epileptics or drug or drink addicts or the insane, except where located at least 250 feet from the residence district.
- (46) Petroleum refining.
- (47) Poison manufacture, except for pharmaceutical or medical purposes.
- (48) Potash refining.
- (49) Printing ink manufacture.
- (50) Pulp and paper manufacture.
- (51) Radium or any radioactive material extraction.
- (52) Raw or green salted hides or skins, their curing, dressing, or tanning.
- (53) Rock crushing.
- (54) Rolling or blooming mills.
- (55) Rubber, caoutchouc, or gutta percha manufacture from crude or scrap material, or the manufacture of articles therefrom or from balata, except incidental to tire repairing.
- (56) Salt works.
- (57) Sand blasting or cutting, except where the dust is controlled by effective devices.
- (58) Sewage disposal plants, except those operated by the city.
- (59) Smelting or reduction of ores or metallurgical products.
- (60) Soap, soda ash, caustic soda, or washing compound manufacture.
- (61) Starch or dextrine manufacture.
- (62) Stock yards.
- (63) Stone or monument works, where the aggregate horsepower for driving mechanical equipment for such use exceeds ten horsepower.
- (64) Storage, baling, or treatment of junk, rags, bottles, or scrap paper, except within a building, and where no power-driven devices are employed.

# Zoning (Subject to zoning verification)

(65) Sulphurous, sulfuric, nitric, picric, hydrochloric, or other corrosive acid manufacture, their use or storage in quantities exceeding five gallons.

(66) Sugar refining.

(67) Tar or asphalt roofing or waterproofing manufacture.

(68) Turpentine manufacture.

(69) Vinegar manufacture.

(70) Welding, except incidental to a permitted use.

(71) Wire or rod drawing; nut, screw, or bolt manufacture.

(72) Wood distillation.

(73) Wool pulling, scouring, or shoddy manufacture.

(74) Yeast manufacture.

(75) Any other fabricating, manufacturing treatment, converting, altering, finishing, or assembling uses, where more than 25% of the total actual floor area of the building is occupied by mechanical equipment, and where the aggregate floor area occupied by the mechanical equipment exceeds the gross area of the entire ground story.

(76) Public garages having any opening in the side or rear walls or roof within 50 feet of the residence district, not equipped with fixed wire glass sashes in incombustible frames.

(77) Gasoline filling, oil, and greasing stations having any oil-draining pit or exposed appliance located within 12 feet of any street line, or within 50 feet of the residence district, except where such appliance or pit is within a building and at least 12 feet from every vehicular entrance or exit to the premises.

(78) Stables, storing or handling manure or bedding within 25 feet of any street line, or within 100 feet of any adjoining lot in the residence district.

(79) Any use which may be noxious or offensive by reason of the emission of odor, dust, smoke, gas, fumes, water-carried waste, noise, or vibration, except that such uses may be permitted by action of the board as provided in § 150.10 (E).

(80) Outside storage, except operable motor vehicles in use.

(81) No gasoline, filling, oil, or greasing service station shall be erected or located within 175 yards of any property used as a church, hospital, or school.

(a) No such station shall be erected upon any lot, the dimension of which is less than 150 feet front by 150 feet depth at right angles.

(b) No buildings other than gasoline station buildings shall be erected or permitted to remain on the premises.

(82) The use of a property or building for the cultivation, processing, or sale of medical marijuana, as defined in this chapter and R.C. Chapter 3796, is prohibited in Business A, B, and B-1 Districts.

(83) All above uses shall apply except those incidental to a permitted use by the Board of Zoning Appeals.



# KWW

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