

- F. The conversion is in compliance with all other relevant codes and ordinances (resolutions).

ARTICLE 10.00

"B-1" BUSINESS OFFICE DISTRICT

SECTION 10.01

In a Business Office District, no building, structure, lot, or land shall be used except for the following purposes:

A. PERMITTED USES

4. Administrative or executive offices similar to and including those pertaining to the management of office operation or the direction of enterprises but not including merchandising or sales service.
2. Professional offices - such as those pertaining to the practice of the professions and arts including architecture, dentistry, engineering, law, real estate, insurance, medicine, but not including the sale of drugs or prescriptions except as incidental to the principal use and where there is no external evidence of such incidental use.

B. CONDITIONALLY PERMITTED USES

4. Banks, churches, mortuaries, clubs, lodges, fraternal organizations.
1. Hospitals, clinics, sanitariums, nursing homes.
3. Philanthropic institutions, theaters.

SECTION 10.02 HEIGHT REGULATIONS

No building or structure shall exceed three (3) stories, or forty (40) feet in height, except with the approval of the Township Board of Zoning Appeals.

SECTION 10.03 AREA REGULATIONS

A. FRONT YARD

There shall be a front yard having a minimum depth of fifty (50) feet if on a County or State maintained roadway and a minimum depth of thirty (30) feet for any other roads, from the street right-of-way line.

No part of a building, including awning, canopy, or sign shall extend or be placed between the building line and the street right-of-way line unless authorized by the Township Board of Zoning Appeals.

B. SIDE YARDS

There shall be provided a side yard having a minimum width of ten (10) feet, or twenty (20) feet if adjacent to residentially zoned property. On the side of corner lots or lands nearest the street, there shall be provided a side yard having the same width as the required front yard depth on such street.

C. REAR YARD

There shall be provided a rear yard having a minimum depth of twenty (20) feet.

D. MINIMUM AREA OF LOT OR PARCEL OF LAND

The minimum square footage of each lot or parcel of land shall be no less than one half acre (21,780 square feet) provided centralized sanitary sewer is available and one acre (43,560 square feet) if centralized sewer is not available. *

SECTION 10.04 PARKING FACILITIES

See Article 18.00

*Amended January 11, 2004

ARTICLE 11.00

"B-2" LIMITED/LOCAL BUSINESS DISTRICT

SECTION 11.01

This district is established to provide for single or planned and integrated groupings of stores which will retail convenience goods and provide personal and professional service for a neighborhood area. No individual business shall occupy a building space greater than 3,000 square feet. No buildings, structures, lots, or parcels of land shall be used except for the following purposes:

A. PERMITTED USES

1. All uses permitted and conditionally permitted in "B-1" Office Business District.
2. Limited retail businesses which supply merchandise on the premises to include drugs, dry goods, clothing, notions, gifts, hardware, baked goods, florists, athletic goods.
3. Personal services including dry cleaning and laundry shops, barber shops and beauty shops, shoe repair, tailor and dressmaker, repair shops for watches, radios, and televisions, photo studios, photostatic and blueprinting.
4. Limited food sales of convenience store variety and or local grocery store, bakeries, delicatessen, and meat market, drive thru beverage stores.
5. Residential occupancy in conjunction with a limited business, where business occupies less than fifty (50) percent of structure.
6. Boat sales, minor service of boat and marine engines, and rentals.

B. CONDITIONAL USES

1. Restaurants catering to all age groups conditions.
 - a. The use must comply with Article 3.06.
 - b. No music or public address system shall be amplified to be heard on surrounding property. **
 - c. Parking must comply with Article 18.00.
 - d. Outside dining must comply with Section 23.20. **
 - e. Security and supervision shall be provided as required by the Board of Zoning Appeals.

- C. All existing business uses and lands zoned for business use under the Coventry Zoning Resolution prior to August 23, 1970 are classified in this district.

SECTION 11.02 HEIGHT REGULATIONS

No building or structure shall exceed three (3) stories, or forty (40) feet in height, except with the approval of the

SECTION 11.03 AREA REGULATIONS

A. FRONT YARD

There shall be a front yard having a minimum depth of fifty (50) feet if on a County or State maintained roadway and a minimum depth of forty (40) feet for any other roads, from the street right-of-way line.

No part of a building, including awning, canopy, or sign shall extend or be placed between the building line and the street right-of-way line unless authorized by the Township Board of Zoning Appeals.

B. SIDE YARDS

There shall be provided a side yard having a minimum width of ten (10) feet, or twenty (20) feet if adjacent to residentially zoned property. On the side of corner lots or lands nearest the street, there shall be provided a side yard having the same width as the required front yard depth on such street.

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The minimum square footage of each lot or parcel of land shall be no less than one half acre (21,780 square feet) provided centralized sanitary sewer is available and one acre (43,560 square feet) if centralized sewer is not available. *

SECTION 11.04 PARKING FACILITIES

See Article 18.00.

*Amended January 11, 2004

**Amended May 12, 2007

***Amended December 14, 2023

ARTICLE 12.00

"B-3" GENERAL/REGIONAL BUSINESS DISTRICT

SECTION 12.01

This district is established to provide for principal shopping areas of community and/or regional importance to the multipurpose consumer, where concentrations of various shopping facilities, services, and amusement/recreational uses may be found in quantity. This district includes activities, which because of their nature, such as a tendency to encourage traffic congestion, parking problems, storage problems, or other special problems, are best distinguished from local areas. Their location is desired on major thoroughfares.

A. PERMITTED USES

1. All uses permitted and conditionally permitted in "B-2" Local Business District.
3. Motels.
3. Bowling lanes, theaters, billiard halls, and public entertainment, recreation. ****
4. Restaurants and drive-in restaurants.
5. Auto washes.
6. Supermarkets offering a wide variety of food, dry goods, clothing, etc.
7. Retailing with accessory outside storage of items offered for retail sales. **
8. Car sales, leasing and rental lots, and subject to the following conditions: *
 - a. All vehicle parking areas shall be of an impervious surface;
 - b. A ten (10) foot landscaped buffer shall be maintained around the full perimeter of the property, vehicles shall not be displayed or stored in these areas. Further no vehicles shall be permitted to be parked in the required side yard setback or rear yard setback if adjacent to a residentially zoned property. (Refer to "Facilities for Parking Motor Vehicles" Article 18.01 I and K.) *****
9. Light automotive repair such as brakes, mufflers and oil changes, painting, where all business is conducted inside of building.
10. Sale of home furnishings and appliances.
11. Boat and major marine engine repair may be permitted so long as all boat storage and or repair is conducted inside a building or buildings on the premises. **
12. Gas stations.
13. Tattoo Studio (parlor)*****

B. CONDITIONAL USES***

1. Outside Dining per Section 23.20.
2. Marijuana Dispensary per Section 23.21

SECTION 12.02 HEIGHT REGULATIONS

No building or structure shall exceed three (3) stories, or forty (40) feet in height, except with the approval of the Township Board of Zoning Appeals.

SECTION 12.03 AREA REGULATIONS

A. FRONT YARD

There shall be a front yard having a minimum depth of fifty (50) feet from the street right-of-way line.

No part of a building, including awning, canopy, or sign shall extend or be placed between the building line and the street right-of-way line unless authorized by the Township Board of Zoning Appeals.

B. SIDE YARDS

There shall be provided a side yard having a minimum width of ten (10) feet, or twenty (20) feet if adjacent to residentially zoned property. On the side of corner lots or lands nearest the street, there shall be provided a side yard having the same width as the required front yard depth on such street.

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There shall be provided a rear yard having a minimum depth of twenty (20) feet.

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The minimum square footage of each lot or parcel land shall be no less than one half acre (21,780 square feet) provided centralized sanitary sewer is available and one acre (43,560 square feet) if centralized sewer is not available. *

SECTION 12.04 PARKING FACILITIES

See Article 18.00.

*Amended January 11, 2004

**Amended January 9, 2005

***Amended May 12, 2007

****Amended November 12, 2009

*****Amended June 12, 2011

*****Amended December 12, 2015