

(d) Lot Size Requirements. Each separate zoning lot in the “B-2” General Business District shall:

- (1) Contain a minimum lot area of forty thousand (40,000) square feet.
- (2) Have a minimum lot width of one hundred-fifty (150) feet.
- (3) Have a minimum lot depth of one hundred (100) feet.
- (4) Have a maximum lot depth to lot width ratio of 3:1 except on cul-de-sacs lots and other lots bearing unique topography.

(e) Buffer Strips. A buffer strip shall be established on the lot being developed in the “B-2” General Business District when it abuts the following districts:

- (1) A, A-R, R-1 to R-7, OR-1, OC-1, B-1, WO: A minimum of twenty-five (25) feet in width.

(f) Bulk Regulations. All construction on any zoning lot in the “B-2” General Business District shall:

- 1) Maximum building lot coverage of eighty (80) percent.
- 2) Maximum structure height of sixty-five (65) feet.
- 3) Minimum front yard of twenty-five (25) feet.
- 4) Minimum side yard of ten (10) feet, or half the building height, whichever is greater.
- 5) Minimum rear yard of twenty-five (25) feet.

(g) Development Standards. All development in the “B-2” General Business Zoning District shall be subject to the applicable provisions of Sections 1147 through 1159 of this Zoning Code.

1143.15 B-3 CENTRAL BUSINESS DISTRICT

(a) Purpose. The "B-3" Central Business District is intended to accommodate office concentrations and the great variety of retail stores and related activities which occupy the prime area within the central business district, and which serve the entire metropolitan area. High intensity and large bulk development characterize the central business district area. It is intended that this district not be mapped outside the downtown area.

(b) Principal Permitted Uses Only those uses set forth below which continuously conform to all the requirements of divisions (d) through (f) of this section shall be permitted:

- Accountant’s office.

- Apparel stores – retail sales.
- Architect’s office.
- Art and school supplies – retail sales.
- Art galleries and museums.
- Artist, sculptor and composer studios.
- Attorney’s office.
- Auction sales.
- Automobile accessories – retail sales, including incidental installation.
- Automobile parking garages.
- Automobile parking lots.
- Bakeries – retail sales.
- Banks and financial institutions.
- Barber and beauty shops.
- Bicycle sale, rental and repair.
- Blueprinting, photocopying, photo finishing services.
- Books – retail sales.
- Business, civic, fraternal association and labor meeting rooms.
- Cabinet shops.
- Cameras and photo supplies – retail sales.
- Candy and confectionery – retail sales.
- Churches, chapels, temples, synagogues.
- Cigars, cigarettes, tobacco – retail sales.
- Dancing schools.
- Department stores.
- Drug stores – retail sales.
- Dry cleaning and laundromats.
- Eating place – carry out.
- Eating place - #1.
- Eating place - #2.
- Electrical appliance repair.
- Engineer’s office.
- Florists.
- Food stores – retail sales.
- Gift shops.
- Government buildings, structures, or premises used exclusively be federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.
- Grocery, meat and fish – retail sales.
- Gymnasiums.
- Hardware – retail sales.
- Health studios and clubs.

- Hobby shops – retail sales.
- Hotels and motels.
- Insurance agent’s office.
- Jewelry – retail sales.
- Leather goods and luggage – retail sales.
- Libraries.
- Locksmiths.
- Medical and dental laboratories.
- Medical and dental office/clinic.
- Mortuaries and funeral parlors.
- Newsstand – retail sales.
- Nursing homes.
- Office supplies and stationary – retail sales.
- Optical goods – retail sales.
- Paint, glass and wallpaper – retail sales.
- Pet sales and supplies – retail sales.
- Photo studios.
- Private clubs.
- Professional Offices not otherwise mentioned.
- Public parks, playgrounds and community centers.
- Public utility.
- Radio and television – sales, service and repair.
- Railroad stations – passenger.
- Real estate broker’s office.
- Repair part – retail sales.
- Rescue missions.
- Residential use on second story or above.
- Retail and service uses.
- Rooming houses.
- Sales offices and service centers.
- Schools – primary, intermediate and secondary – public or private.
- Seamstress and tailor.
- Shoe repair.
- Upholstery shop, not involving furniture manufacturing.
- Variety stores – retail sales.
- Watch, clock and jewelry repair.

(c) Permitted Accessory Uses. The following are permitted as accessory uses subject to the provisions of Section 1151.04 of this Zoning Code:

- (1) Refuse Dumpsters.
- (2) A structure for storage incidental to a permitted use.
- (3) Off-street parking and loading as regulated in Sections 1153 and 1155 of this Zoning Code.

- (4) Any use which is customarily found in conjunction with principal use as approved by the Planning Commission.

(d) Lot Size Requirements. Each separate zoning lot in the “B-3” Central Business District shall:

- (1) No minimum lot size requirement.
- (2) Have a minimum lot width of one hundred (100) feet.
- (3) Have a minimum lot depth of one hundred (100) feet.
- (4) Have a maximum lot depth to lot width ratio of 3:1 except on cul-de-sacs lots and other lots bearing unique topography.

(e) Buffer Strips. A buffer strip shall be established on the lot being developed in the “B-3” Central Business District when it abuts the following zoning districts:

- (1) A, A-R, R-1 to R-7: A minimum of twenty-five (25) feet in width.

All buffer strips shall be developed in accordance with the standards outlined in Section 1149.11 of this Zoning Code.

(f) Bulk Regulations. All construction on any zoning lot in the “B-3” Central Business District shall provide for:

- (1) Maximum structure height of thirty-five (35) feet.
- (2) Minimum rear yard of twenty-five (25) feet when adjoining a residential zoning district.

(g) Development Standards. All development in the “B-3” Central Business Zoning district shall be subject to the applicable provisions of Sections 1147 through 1159 of this Zoning Code.

1143.16 B-4 HIGHWAY SERVICE BUSINESS DISTRICT

(a) Purpose. The "B-4" Highway Service Business District is intended to provide for the development of highway service and retail shopping areas and centers outside the downtown area. The uses permitted are intended to accommodate both the general retail consumer and the needs and services of the automobile traveling public.

(b) Principal Permitted Uses Only those uses set forth below which continuously conform to all the requirements of divisions (c) through (f) of this section shall be permitted:

- Accountant’s office.