

Beavercreek Township Zoning Resolution

Appendix A: Tables of Permitted/Conditional Uses

**TABLE 1
SCHEDULE OF YARD AND LOT REQUIREMENTS**

	No. of Family Units	Minimum lot area (sq. ft.)	Min. Lot width (ft.)	Min. Corner lot width (ft.)	Min. front yard set-back (ft.) #1, #2	Min. Rear yard (ft.) #4	Min. side yard (ft.) #5	Total of both side yds. (ft.)	Min. floor area per unit (sq. ft.)
A-1	1	5 Acres	250	250	50	50	25	50	1500
ES-2.5 #6	1	1 Acre	150	150	50	50	20	50	1500
	1	2 Acres	175	175	50	50	20	50	1500
	1	2.5 Acres	175	175	50	50	20	50	1500
	1	3 Acres	200	200	50	50	20	50	1500
	1	4 Acres	225	225	50	50	25	50	1500
	1	5+ Acres	250	250	50	50	25	50	1500
R1AA	1	1 Acre	150	150	50	50	20	40	1600
R1A	1	20,000	100	125	40	50	10*	25	1200
R1B	1	16,000*	100	125	40	40*	10*	25	1200
R2	1	16,000*	100	125	40	40*	10*	25	1000
	2	16,000**							
R3	1	16,000*	100	125	40	40*	10*	25	#3
	2	16,000**	100						
	3	18,000**	125						
	4	20,000**	125						
R4	2	16,000**	100	125	40	40*	10*	25	#3
	3	18,000**	125	125					
	4	20,000**	125	125					
	5	22,000**	150	150					

For each additional unit over 5, add 2000 square feet of lot area

* For each bedroom over 3 add 1,000 square feet of lot area

** For each unit with over 2 bedrooms add 1,000 square feet for each additional bedroom.

#1 When the frontage of one side of a block is more than forty percent (40%) developed at the time of enactment of this Resolution, the required set-back for new construction or alteration shall be the average of the established set-backs, provided, this regulation shall not be interpreted as to require a front yard of more than fifty (50) feet for residential use.

#2 Minimum front yard along major streets must be seventy (70) feet unless the street has been widened and the result of the widening has reduced the size of the original seventy (70) feet setback. In this case the setback as stated above will prevail.

#3 1000 square feet for one (1) and two (2) family dwellings; 600 sq. ft. for efficiency apartments; 750 sq. ft. for one (1) bedroom apartments; 900 sq. ft. for two (2) bedroom apartments. For each bedroom over two (2), add 150 sq. ft. for each additional bedroom.

* #4 Corner lots: Rear setback may not be less than 50 feet.

* #5 Corner lots: Minimum side yard of 15 feet is required, except in R-1AA and E-2.5 Districts, 20 feet. See Article 18.02.

#6 Planned Residential Estate Subdivision lot average net density may not exceed 2.5 acres per unit. A single lot shall not be less than 2.5 acres outside a plat.

Schedule of Permitted Principal Uses

*Approved by BZA as a similar use

TABLE 2

X - Permitted Uses

Complete Revision: 10-22-18

C - Conditional Uses

SCHEDULE OF PERMITTED PRINCIPAL USES	B-2	B-3	B-4	O-1	I-1	I-2	PUD-IC
Acetylene, Oxygen Manufacture					C	C	C
Adult Entertainment Facilities in accordance with Section 18.30			C				
Agricultural Implement Sales & Service			X		C	C	X
Amphitheaters			C		C	C	C
Animal training facilities, including boarding			C		X	X	X
Antiques & Secondhand Merchandise Stores, excluding Auction Houses	X	X	X	C			X
Art School Supply Stores	X	X	X	C			X
Art Galleries	X	X	X	X			X
Artist, Sculptor & Composer Studios	X	X	X	X			X
Asphalt or asphalt products, manufacture or refining					C	C	
Assembly plants except automobile assembly plants or plants of similar nature limited to 100,000 square feet of floor space					X	X	X
Auction Houses			C		C	C	X
Auditoriums		X	X				C
Automobile Wash Facilities***		C	X		X	X	X
Automobile Paint & Body Shops***					X	X	X
Automobile Parking Garages & Lots (Commercial)		X	X	C	C	C	
Automobile Parts & Accessories – Retail***	X	X	X		X	X	X
Automobile Repair Services & Service Stations	C	C	X		X	X	X
Automobile & Truck Sales & Service (New and Used)***		C	X		X	X	X
Automobile Service Stations (Gas, Lubricant, Coolants & Accessories Only)	C	X	X		X	X	C
Automobile & Truck Rental Service***		C	X		C	X	X
Automobile wrecking, junk or salvage yard, if in a completely enclosed building, or the premises on which such use is conducted is entirely enclosed within a solid fence or masonry wall not less than six (6) feet in height						X	
Automotive, tractor, trailer, farm implement assembly or manufacture						X	X
Bakeries, Wholesale		C	C		X	X	X
Bakery & Donut Shops Retail	X	X	X		C	C	X
Banking & Bank Related Functions	X	X	X	X			X
Banquet Halls* and event facilities	C	C	C	C	C	C	C
Bed & Breakfast (B&B)	C	C	C	C			

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Bicycle Sales (Retail) Rental & Repair	X	X	X				X
Billiard Rooms		X	X				C
Bleaching, Cleaning & Dyeing Plant						X	C
Boat & Marine Equipment Sales, Rental & Repair		C	X		X	X	X
Boiler Shops, Structural Steel Fabricating Shops, Metal Working Shops					C	X	C
Bottling Works						X	X
Bowling Alleys		X	X		X	X	X
Builder's Supply Store			X		X	X	X
Bulk Storage of Corrosive Acids and Acid Derivatives						C	C
Business Machine, Sales & Service	X	X	X	X	C	C	X
Canvas, Tent & Awning Sales & Service		X	X		X	X	X
Carry Out. Beer, Wine & Party Supplies	X	X	X				C
Carpet and Rug Cleaning Plants					X	X	X
Catering; Service	X	X	X		X	X	X
Cement Products Manufactures, including Ready Mix Concrete Batching Plants					X	X	X
Cigars, Cigarette, Loose & HookahTobacco, and all electronic nicotine delivery systems (ENDS) Retail - excluding Marijuana	X	X	X		C		X
China & Glassware Stores Retail	X	X	X				X
Church, Synagogue, Temple, and/or Places of Religious Assembly	X	C	C	C			C
Clothing. Apparel & Accessory Stores	X	X	X				X
Cold Storage Plants					X	X	X
Commercial Greenhouse	C	C	C		X	X	X
Contractor Sales, Storage & Equipment Yards Service					X	X	X
Contract Construction Services (General)			X		X	X	X
Crematory Service		X	X		X	X	C
Dairy Products Manufacture					X	X	X
Dance Club/Night Club, to include Bars & Taverns		X	X				
Delicatessen	X	X	X	C			
Dental Services	X	X	X	X			X
Dental Laboratory Services	X	X	X	X	X	X	X
Department Stores including Discount Stores	C	X	X				
Dextrin, Starch or Glucose Processing						X	X

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Drapery Stores	X	X	X				X
Dressmaking, Seamstress	X	X	X				X
Drive In Movies			C				
Drug Stores	X	X	X	C			X
Dry Cleaning & Laundry (Pick up Stations)	X	X	X	C			X
Dry Cleaning & Dyeing	C	C	C		X	X	X
Dry Cleaning operation (retail) utilizing machinery on site, not requiring cooling machinery on site, not requiring cooling towers and external venting*	C	X	X				X
Electrical Appliance Repair Services	C	X	X				X
Electrical Appliances & Supplies Retail	C	X	X				X
Electric Power Manufacture						X	
Emery Cloth or Sandpaper Manufacture						X	X
Enameling, Lacquering or Japanning						X	X
Equipment Rental & Leasing Service (except) automobile, trucks & trailers)		X	X		X	X	X
Excavation, Storage, Separation, Clearing and Marketing of Sand and Gravel					C	C	C
Excavation, Processing and Sale of Minerals & Stone					C	C	C
Exterminating Services		X	X		C	C	X
Fabrication, processing, packaging and/or manufacture of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, horn, leather, paint, paper, plastics, precious or semi precious metals or stones, textiles, tobacco, wax, wood and yarn					X	X	X
Fabrication, processing, packaging and/or manufacture of cosmetics, drugs, perfumes, pharmaceutical and toiletries					X	X	X
Fabrication, processing, packaging and/or manufacture of food products and condiments excluding slaughterhouses and rendering and refining of fats, oils, fish, vinegar, yeast & sauerkraut					X	X	X
Fabrication, processing, packaging and/or manufacture of ice, cold storage plant, bottling					X	X	X
Fabrication, processing, packaging and/or manufacture of musical instruments, toys, novelties, rubber or metal stamps					X	X	X
Farm Implement and Contractor Equipment, Sales and Service			C		X	X	X
Farm Supply, Hay, Grain & Feed Stores			X		X	X	X
Feed Lots Commercial						C	
Fertilizer, Compost, Manufacture or Storage						C	

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Floor Covering Stores	X	X	X				X
Florist Retail	X	X	X	C			X
Flour or Grain Mill					X	X	X
Foundry casting light weight non ferrous metals, or electric foundry, not causing noxious fumes or odors					X	X	X
Fuel and Coal Companies			X		X	X	C
Fuel Oil Sales and Distribution					X	X	X
Funeral Services	C	X	X				X
Furniture, Home Furnishing & Equipment Retail	X	X	X				X
Furniture Re upholstery and Repair	C	C	C		X	X	X
Furriers & Fur Apparel Sales, Repair & Storage	X	X	X		C	C	X
Garbage Offal, Dead Animals Refuse Reduction						C	
Garden Stores, Garden Center; Retail	X	X	X				X
Glass products, pottery, figurines or manufacture of similar products using previously pulverized clay	X	X	X	X	X	X	X
Glass Stores	X	X	X				X
Gifts, Novelties, Greeting Cards and Stationery Stores	X	X	X	C			X
Golf Driving Range			C		C		C
Golf, Miniature			C				C
Go cart Tracks			C			C	
Grocery Stores Convenience	X	X	X	C	C		X
Grocery Stores Including Specialty Stores such as meat, candy, dairy, etc.	X	X	X				X
Gymnasiums & Athletic Clubs		X	X				X
Handyman Do It Yourself Centers*		X	X				X
Hardware Stores	X	X	X				X
Health Studios	C	X	X		X		X
Health Studios (Inside Activity Only)	X	X	X	C	X	X	X
Heating, Air Conditioning & Plumbing Stores - Retail	C	X	X				X
Heating, Air Conditioning & Plumbing Service & Repair (Excluding Well Drilling)	C	X	X		C		X
Hobby Shops	X	X	X				X
Hospitals		X	X				
Household Appliance Stores Retail	X	X	X				X

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Household Appliance Repair Services	C	X	X		C	C	X
Ice Skating (Indoor)		X	X		C	C	C
Industrial Research Laboratories			C		X	X	X
Interior Decorating Stores & Services	X	X	X				X
Janitorial Services	C	X	X				X
Jewelry Stores Retail	X	X	X				X
Kennels			C		C		C
Landfill or Extraction of Topsoil					C	C	
Laundries, Dry Cleaning Plants and Linen Supply			C		X	X	C
Laundry & Dry Cleaning Self Service (Coin op)	C	X	X				X
Lawn & Garden Equipment Sales, Services, Repair, and Rental					X	X	X
Lawn Mower Sales, Service & Repair	C	X	X		C	C	X
Legitimate Theater		X	X				C
Locksmith	X	X	X		C	C	X
Lumber & Other Building Materials Retail	C		X		X	X	X
Machine Shops and Tool & Die Shops					X	X	X
Machinery & Heavy Equipment Sales & Storage					X	X	X
Manufacture, sale & storage of building materials, excluding cement products					X	X	C
Manufacturing, assembling or repairing of electrical & electronic products, components and equipment		C	C		X	X	X
Mail Order Houses					X	X	X
Mail Order Catalogue Stores Retail		X	X				X
Medical Clinics Out Patient Services & excluding Marijuana	X	X	X	X			X
Medical Laboratories - except patient services & excluding Marijuana	X	X	X	X	C	C	X
Mobile Food Trucks & Trailers	X	X	X	X	X	X	X
Mobile Home Sales, Rental & Repair			X		X	X	X
Motels, Hotels & Tourist Courts	C	C	X		X	X	
Motion Picture Theaters (Indoor)		X	X				C
Motorcycle Sales, Services, Repair & Rental	C	C	X	X	X	X	X
Motor Freight Depot or Trucking Terminal, provided the truck entrances and exits are onto streets whose pavement width is at least thirty (30) feet.					X	X	X
Monument Sales, including incidental mechanical operations					X	X	X

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Moving & Storage Companies					X	X	X
Music/Musical Instrument Stores Retail	X	X	X		X	X	X
Newspaper, Magazine & Book Stores Retail	X	X	X	X	X	X	X
Nursery School/Day Care Centers in accordance with Section 18.29	C	C	C	C			C
Offices are as follows:							
Accounting, Auditing & Bookkeeping Services	X	X	X	X			X
Advertising Services	X	X	X	X			X
Business Associates	X	X	X	X			X
Civic, Social & Fraternal Association Meeting Rooms & Offices	X	X	X	X			X
Credit Reporting, Adjustment & Collection Services	X	X	X	X			X
Detective & Protective Services	X	X	X	X			X
Duplicating, Mailing & Stenographic Services	X	X	X	X			X
Educational & Scientific Research Services	X	X	X	X	C	C	X
Employment Services	X	X	X	X	C	C	X
Engineering & Architectural Services	X	X	X	X	C	C	X
Engineering Research & Prototype Development Associated with Offices	C	X	X	X	C	C	X
Executive, Administrative and Similar Enterprises	X	X	X	X			X
Financial Holding & Investment Services	X	X	X	X			X
Insurance Carriers, Agent Broker & Services	X	X	X	X			X
Labor Unions & Similar Labor Organizations (excluding hiring halls)	X	X	X	X	C	C	X
Labor Unions & Similar Labor Organizations (hiring halls)		C	X		C	C	X
Legal Services	X	X	X	X			X
Other Professional Services NEC	C	X	X	X			X
Security & Commodity Brokers	X	X	X	X			X
Professional & Membership Organizations	X	X	X	X			X
Real Estate & Related Services	X	X	X	X			X
Office facilities relating directly to any of the other principal permitted uses of I 1 or I 2	C	C	C	C	X	X	X
Office Furniture Stores Retail	X	X	X				X
Office Supply Stores	X	X	X	X			X
Optical Services & Sales	X	X	X	X			X
Painting, Varnishing Shops					X	X	X
Paint, linseed oil, shellac, turpentine, lacquer or varnish manufacture						C	C

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Paint & Wallpaper stores	X	X	X				X
Pawn Shops	C	X	X				X
Video Game Arcades & any games of chance	C	C	C				C
Pet Sale & Supply Stores	C	X	X				X
Photographic Supplies, Services & Studios	X	X	X		X		X
Physician Services	X	X	X	X			X
Plumbing Supply and Contracting Shops, not including Storage Yards	C	C	C	C	X	X	X
Plumbing Supply and Contracting Shops, including Storage Yards					X	X	C
Livestock Processing						X	
Printing Services	X	X	X		X	X	X
Public Garages, Motor Vehicle and Bicycle Repair Shops, Auto Paint and Body Shops					X	X	C
Public Buildings, including Community Center Buildings and Libraries	X	X	X	X			X
Railroad Freight Stations, but not including switching, storage, freight yards, or maintenance or fueling facilities					X	X	
Railroad Freight Stations, including switching, storage, freight yards, maintenance facilities and fueling facilities					C	X	
Reclamation of Industrial Wastes, but not within 1,000 feet of any residential district						C	
Recreation Facilities & customary accessory buildings			C		X	C	X
Recycling Center, collection point only - no outside storage					X	X	X
Repair, Rental & Servicing of Appliances and Equipment	C	C	C		X	X	X
Research and Engineering Laboratories	C	C	C	C	X	X	X
Residential, either alone or in combination with commercial uses**	C	C					
Residential Cleaning Services*	C	C	C		C	C	
Restaurants Inside Service Only	X	X	X	X			C
Restaurants Drive-in		C	X		X	X	C
Rock Crushing						X	
Roller Skating Rinks		X	X		X	X	C
Sales Offices and Service Centers	X	X	X	X			X
Savings and Loans	X	X	X	X			X
Sawing and Planing Mills						X	C
Schools are as follows:							
Art/Music/Charter/STEM/Trade	X	X	X		X	X	X

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Barber & Cosmetology	C	X	X		X	X	X
Business	C	X	X	X			X
Dance & Gymnastics	X	X	X		X	X	X
Driver Training	C	X	X		X	X	X
Shoe Repair, Shoe Shining & Hat Cleaning Services	X	X	X				X
Security Guards Live On Premises	C	C	C		C	C	C
Self-Storage Facilities	C		C		C	C	X
Shoe Stores	X	X	X				X
Sign Painting and Manufacturing					X	X	X
Skeet or Rifle Shooting Range (Commercial, but not within 100 yards of any residential district)					C	C	
Small-Scale Lodging		C	C	C			
Sporting Goods Stores Retail	X	X	X				X
Stone Grinding, Dressing, Cutting						X	X
Storage yards for building supplies and equipment, contractor's equipment, food, fabrics, hardware and similar goods when located entirely within a building, provided such buildings shall not be used for wrecking or dismantling of motor vehicles					X	X	X
Tailor Shops	X	X	X	C			X
Taxidermist Services	X	X	X		C	C	X
Television and Radio Broadcasting Towers					C	C	C
Tin and Sheet Metal Shops					X	X	X
Tool and Die Shop, Wrought Iron Shop, Blacksmith or Machine shop, providing they comply with the maximum, permitted sound pressure levels specified in Section 18.					X	X	X
Trailer and Mobile Home Rental, Sales & Storage					X	X	X
Trailer Sales, Services & Rental		C	X		X	X	X
Travel Bureaus & Ticket Sales	X	X	X	X			X
Truck Terminal					X	X	C
Variety stores Retail	X	X	X				
Outdoor Vehicle Storage, either commercial or private, including boats, RVs & trailers					X	X	
Veterinarians with Kennels (Non-boarding)		C	X				X
Veterinary Clinic or Kennels and Animal Hospitals, provided that all animals are housed in buildings or enclosures which are at least 500 feet from any "R" district			C	X	C	C	C
Warehouses					X	X	X

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Watch, Clock & Jewelry Repair Services	X	X	X	C			X
Wig Shops	X	X	X				X
Welfare & Charitable Services	C	X	X	X			X
Well Drilling Services					X	X	C
Wire or Rod Drawing, Nut, Screw or Bolt Manufacture					X	X	X
Wholesale, Sales & Distribution					X	X	X
Wholesale, Storage of Petroleum, Gasoline, Oil						C	C

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Artist, Sculptor & Composer Studios	X						X
Dental Services	X						X
Dental Laboratory Services	X						X
Heliport Landing Areas Accessory to			C				
Medical Clinics - out patient services	X						
Medical Laboratory Services	X	X	X				X
Medical Research Laboratories		X	X				X
Newspaper, Magazine and Book Stores Retail	X						
Nursery Schools	C						C
Offices:							
Accounting, Auditing, and Bookkeeping Services	X	X	X				X
Advertising Services	X	X	X				X
Audio and Visual Communication Services and Banking Services	X	X	X				X
Banking Services	X	X	X				X
Business Associates, Civic, Social & Fraternal Associations meeting rooms	X	X	X				X
Civic, Social, & Fraternal Association offices only	X						X
Commodity Brokers and Security	X	X	C				X
Computer Services of Data Processing Facilities	X	X	X				X
Conference Center Services		X	X				X
Corporate Insurance Carriers, Home or Regional Offices, excluding drive-in claims service		X	X				X
Credit Reporting, Adjustment & Collection Services	X	X					X
Detective & Protective Services	X						X
Duplicating, Mailing Services	X	X	X				X
Educational & Scientific Research Services	X	X	X				X
Employment Services	X	X	X				X
Engineering & Architectural Services	X	X	X				X
Engineering Research, Prototype Development facilities, and related accessory		X	X				X
Executive, Administrative and similar enterprises	X	X	X				X
Financial Holding & Investment Services	X	X	X				X
Insurance Carriers, Agent Broker & Services	X						X
Labor Unions & similar Labor Organizations (excluding hiring halls)	X						X
Legal Services	X	X					X
Professional & Membership Organizations	X						X
Professional Services	X	X					X
Real Estate & Development Management related services	X	X	X				X

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Stenographic, Clerical and Answering Services	X	X	X				X
Office Supply Stores	X						X
Optical Services and Sales	X						X
Physician Services	X						X
Public Buildings including Community Center Buildings and Libraries	X						X
Research & Engineering Laboratories		X	X				X
Restaurants - inside service only	X	C	C				C
Schools:							
Business, Stenographic, Correspondence and Typing	C						X
Technical Training Schools	C	C	C				C
Security Guards, live on premises	C	C	C				C
Travel Bureaus & Ticket Sales	X	X	X				X
Veterinary Clinic or Kennels, Animal Hospitals provided that all animals are housed in buildings or enclosures which are at least five hundred (500) feet from any "R" District	C						C
Welfare and Charitable Services	C						
Other Professional Services - not elsewhere classified	X	C	C				

NEC - Not Elsewhere Classified

The Board of Zoning Appeals may allow any use similar in character to one of the specified uses listed above if such use is in harmony with the character of the district as a permitted use.