

Chapter 1137 B-1 Highway Commercial District[1137.01 Purpose](#)[1137.02 Permitted Uses](#)[1137.03 Building Heights](#)[1137.04 Required Lot Area](#)[1137.05 Percentage Of Lot Coverage](#)[1137.06 Yards Required](#)[1137.07 Off-Street Parking And Loading](#)[1137.08 Signs And Outdoor Advertising](#)**CROSS REFERENCES**

Height exceptions - see P. & Z. 1157.02

Rear yard measurement - see P. & Z. 1157.03

1137.01 Purpose

In order to provide for the needs of the motoring public and to effect an efficient and orderly pattern of commercial development, the B-1 Highway Commercial District is herein provided with the following regulations. (Ord. 9826-70. Passed 12-2-70.)

1137.02 Permitted Uses

The following uses shall be permitted in B-1 Districts:

- (a) Restaurants, drive-in restaurants, ice cream sales and similar related uses.
- (b) Taverns.
- (c) Service stations.
- (d) Garages for repair of motor vehicles within enclosed buildings.
- (e) Drive-in theaters.
- (f) Motels, hotels.
- (g) Automobile (new and used), truck, house trailer, mobile homes and boat sales and service.
- (h) Business and professional offices of the following types: dentist, doctor, property management, real estate and lawyer offices, photographers, beauty shops and barber shops.
- (i) Banks, building and loan associations and branch services of large institutions such as insurance offices and finance companies.
- (j) Department, furniture, radio and television stores.
- (k) Private clubs, lodges, social and community center buildings.
- (l) Grocery stores, pharmacies, fruit and vegetable markets.
- (m) Undertaking establishment, funeral homes. (Ord. 37-74. Passed 4-24-74.)
- (n) Storage buildings.
- (o) Day care centers permitted by Ohio law.
- (p) Roller/ice skating rinks. (Ord. 05-10. Passed 4-7-10.)

1137.03 Building Heights

No building or structure shall exceed four stories or sixty feet. (Ord. 9826-70. Passed 12-2-70.)

1137.04 Required Lot Area

The minimum lot area required for lots in this district is ten thousand, five hundred (10,500) square feet. (Ord. 05-10. Passed 4-7-10.)

1137.05 Percentage Of Lot Coverage

The maximum percentage of lot coverage for buildings constructed within this district shall be fifty percent (50%) of the lot. The maximum percentage of lot coverage for impervious surfaces shall be seventy-five percent (75%). (Ord. 05-10. Passed 4-7-10.)

1137.06 Yards Required

- (a) Front. The front yard setback building line for all buildings and accessory buildings shall be a minimum of fifty feet from any existing or proposed right-of-way line of any street or road as shown on the officially adopted City Major Thoroughfare Plan.

Service stations, all gas pumps, gas pump islands and other similar facilities shall be located no closer than fifty feet from any residential district, and no closer than fifteen feet from any street or highway right-of-way line and shall not be located within a buffer strip.

Any tire and tube repairing, battery charging and storage of merchandise and supplies are conducted wholly within a building.

No entrance or exit shall be located within fifty feet of any residence district. (Ord. 9826-70. Passed 12-2-70.)

- (b) Side. The minimum width of any side yard shall be ten feet (10'), and both side yards shall together be not less than twenty-five feet in order to assure access of fire fighting equipment.

Where such use abuts any residence district, there shall be a side yard clearance on the side abutting the residence district of fifty feet. Such space shall remain open and unoccupied by any building or accessory building or use. (Ord. 05-10. Passed 4-7-10.)

- (c) Rear. Rear yards shall only be required where such yard abuts any residence district. In such case, there shall be a rear yard clearance of fifty feet. (Ord. 9826-70. Passed 12-2-70.)

1137.07 Off-Street Parking And Loading

See Chapter 1153, Off-Street Parking and Loading. (Ord. 9826-70. Passed 12-2-70.)

1137.08 Signs And Outdoor Advertising

See Section 1157.01. (Ord. 9826-70. Passed 12-2-70.)