

B - BUSINESS DISTRICTS

15.0 PURPOSE

The purpose of the Business Districts is to provide for a wide range of retail, outlet and wholesale facilities and services of a nature as to be fully compatible in a business district. In addition to the existing B-1 Business District, there are four (4) additional specific B districts: NB, LB, and GB; and PUD, governing future changes to business zoning.

15.01 NB “Neighborhood Business District”

The purpose of the “Neighborhood Business District” (NB) is to encourage the establishment of neighborhood businesses and services which tend to meet the daily needs of the residents of the immediate neighborhood. Such districts shall reduce parking and traffic congestion as well as discourage large, regional oriented-businesses or other businesses and services that would affect the neighborhood character of the district. Such businesses would normally operate with fixed hours, light traffic, low noise and lighting as not to affect the adjoining properties. This district is also designed to act as a buffer between more intense non-residential uses and residential uses. Strip center development shall be discouraged.

15.02 LB “Local Business District”

The purpose of the “Local Business District” (LB) is to provide for a wide range of retail facilities and services for a clientele from a larger geographical area with higher traffic, light and noise volume than the NB district. The hours of operation in this district are less restrictive than those of NB district.

15.03 GB “General Business District”

The purpose of the “General Business District” (GB) is to encourage the establishment of areas for general business uses which meet the needs of a regional market area. Activities in this district are often large space users, and the customers using such facilities generally are from a larger radius or region creating heavier traffic, noise and light. Hours of operation in this district are generally not limited.

15.1 USES PERMITTED IN THE B-1 BUSINESS DISTRICT

1. Churches and other places of worship, including Sunday School buildings, located not less than fifty (50) feet from any other lot in any R district; schools and colleges for academic instruction, located not less than fifty (50) feet from any other lot in any R district; public libraries, public museums and public art galleries located not less than twenty-five (25) feet from any other lot in any R district or residence(s).

The above must comply with 15.6 Screening and Buffer Yard Requirements.

2. Public parks and playgrounds, provided that any principal building or community pool shall be located not less than one hundred (100) feet from any other lot in any R district or residence(s).
3. Furniture, department, clothing, shoe, variety stores, hardware, appliance, paint and wallpaper stores and bicycle shops.
4. Grocery stores, supermarkets, meat markets excluding slaughter facilities, drug stores, bakeries in conjunction with retail sales, restaurants including outdoor dining areas and tea rooms.
5. Antique stores, gift shops, magazine, book and stationery outlets, florist shops, camera and photography shops, sporting goods stores, motion picture theaters, excluding ADULTS ONLY ENTERTAINMENTS FACILITIES.
6. Barber and beauty shops, shoe repair and tailor shops, printing shops.
7. Business and professional offices, medical and dental offices and clinics, law offices, insurance and real estate offices, banks, finance, and utility company offices.
8. Lodges, fraternal and service organizations.
9. Public storage facility.
10. Golf Courses and their Country Clubs including but not limited to associated retail establishments and meeting facilities.
11. Accessory structures to any of above permitted uses.
12. Single family dwelling, accessory use, or structure.

15.2 CONDITIONAL USES IN B-1 BUSINESS DISTRICT

1. Motor vehicle services and repair.
2. Vehicle drive-in, drive-in theaters drive-in restaurants and refreshment stands, bulk sales and storage not including outdoor unfenced storage.
3. Animal pounds, pet shops, kennels, and veterinary establishments; however, pet shops and kennels shall be located a minimum of two hundred (200) feet from any lot used for residential purpose.
4. Places of amusement and assembly.
5. Adult only entertainment facility providing it is not established within a fifteen hundred (1500) foot radius of any or all property lines of churches, day care facilities, nursing homes, any schools, library or teaching facilities whether public, private, governmental or commercial, boundaries of residential districts, recreational facilities, lot lines of lots or PUD's devoted to residential use, from an already existing adult oriented business or one that has received a conditional use permit, or from any structure that contains a residence.
6. Research facilities.
7. Construction Sales and Service.
8. Laundromat, dry cleaning, and laundry pick-up stations.
9. Day care centers and nursing homes.
10. Motor vehicles sales, filling stations (excluding junk yards, motor vehicle disassembly and sale of used motor vehicle parts), motorcycle shops.
11. Motels and hotels shall be subject to the provisions of Article 23. (See Article 23.0 HOTELS AND MOTELS, General Requirements for additional requirements.)
12. Cemeteries, mortuaries, funeral homes, and crematories.

15.3 REQUIRED LOT AREA, LOT WIDTH, IN THE B-1 BUSINESS DISTRICT

1. All residential uses to be accommodated in the B-1 Business District shall meet the minimum lot width requirements of the R-45 Residential District. (See Article 13.7)
2. All commercial buildings shall be located on a lot having an area of not less than forty-five thousand (45,000) square feet and a lot width of not less than one hundred fifty (150) feet at the building line.

15.4 BUILDING REGULATIONS IN THE B-1 BUSINESS DISTRICT

See Article 15, Section 15.11 BUILDING REGULATION IN THE BUSINESS DISTRICT.

15.5 BUILDING YARDS IN THE B-1 BUSINESS DISTRICT

1. Residential Uses: each residence in the B-1 Business District shall meet the minimum yard requirements of the R-45 Residential District. (See Article 13.8)
2. Commercial Structures: each shall have the following minimum yard spaces:
 - Front Yard: 50 feet
 - Side Yard: 15 feet each side
 - Rear Yard: 50 feet

Corner lots shall meet minimum front yard requirements of each side of the lot frontage.

15.6 SCREENING/BUFFER YARD REQUIREMENTS

A buffer yard shall be required along the boundary of any property which proposes to facilitate unlike land use and/or has a zoning classification that allows for an unlike land use from the adjacent properties.

The width of a buffer shall be in accordance with the following:

Any Residential District and/or Use: 30 feet wide
M-1 District and/or Use: 10 feet wide

See Article 10, Section 10.17, "BUFFERING AND SCREENING", for specifications.

15.7 RESIDENTIAL USE IN A B-1 BUSINESS DISTRICT

See Article 15, Section 15.12 RESIDENTIAL USE IN A BUSINESS DISTRICT.

15.8 OUTDOOR DINING

See Article 10.18

15.9 PERMITTED & CONDITIONAL USES IN THE NB, LB, & GB DISTRICTS

<i>Permitted and Conditional Uses by Business District: P = Permitted C = Conditional NA= Not Allowed</i>	<i>NB</i>	<i>LB</i>	<i>GB</i>
Churches and other places of worship, including Sunday School buildings, located not less than fifty (50) feet from any other lot in any R district; schools and colleges for academic instruction, located not less than fifty (50) feet from any other lot in any R district; public libraries, public museums and public art galleries located not less than twenty-five (25) feet from any other lot in any R district or residence(s). The above must comply with 15.6 Screening and Buffer Yard Requirements	P	P	P
Apparel, variety stores, hardware, appliance, paint and wallpaper stores.	P	P	P
Antique stores, gift shops, magazine, book and stationery outlets, florist shops, camera and photography shops, sporting goods stores, bicycle shops.	P	P	P
Dry cleaning and laundry pick-up stations barber and beauty shops, shoe repair and tailor shops, printing shops.	C	P	P
Hospitals	NA	C	C
Urgent Care Center	NA	P	P
Nursing homes and licensed day care centers, including adult day care.	C	P	P
Business and professional offices including but not limited to: government offices, medical and dental offices and clinics, law offices, insurance and real estate offices, banks, finance and utility company offices.	P	P	P
Accessory structures to any of above permitted	P	P	P
Public parks and playgrounds, provided that any principal building or community pool shall be located not less than one hundred (100) feet from any other lot in any R district or residence(s)	C	P	P
Grocery stores, meat markets (excluding slaughter facilities), drug stores, bakeries in conjunction with retail sales, restaurants including outdoor dining areas (excluding drive in/ through establishments) and tea rooms. (Hours to be defined during approval hearing with BZA)	C	P	P
Laundromat and Dry Cleaners	C	P	P
Lodges, fraternal and service organizations	C	P	P
Bed and Breakfast	C	P	P
Places of amusement and assembly.	C	C	P

<i>Permitted and Conditional Uses by Business District: P = Permitted C = Conditional NA= Not Allowed</i>	NB	LB	GB
Construction Sales and Service	C	C	P
Pet shops, commercial kennels and veterinary establishments; however, pet shops and commercial kennels shall be located a minimum of two hundred (200) feet from any lot used for residential purpose.	C	C	C
Single family dwelling, accessory use or structure	P	P	P
Furniture and Department Stores	NA	P	P
Motor vehicles sales, filling stations (excluding junk yards, motor vehicle disassembly and sale of used motor vehicle parts)	NA	P	P
Cemeteries, mortuaries, funeral homes and crematories	NA	P	P
Supermarket	NA	C	P
Public storage facility	NA	C	P
Motor vehicle services and repair.	NA	C	P
Drive-in/through retail, restaurants and refreshment stands, bulk sales and storage not including outdoor unfenced storage.	NA	C	P
Research facilities	NA	C	C
Golf Courses and their Country Clubs including but not limited to associated retail establishments and meeting facilities.	NA	C	C
Animal shelters	NA	C	C
Hotels and Motels	NA	NA	P
Motion picture theaters, excluding ADULTS ONLY ENTERTAINMENTS FACILITIES.	NA	NA	P

15.10 MAXIMUM BUILDING SIZE, REQUIRED LOT AREA AND WIDTH, MINIMUM REQUIRED SETBACKS, LOCATION AND BUFFER REQUIREMENTS

	NB Neighborhood	LB Local	GB General
Maximum Building Size	5,000 sq ft	25,000 sq ft	None
Minimum Lot Size	45,000 sq ft	90,000 sq ft	150,000 sq ft
Lot width @ Building Line	150 ft	300 ft	300 ft
Front Yard	50 ft	50 ft	50 ft
Back Yard	50 ft	50 ft	50 ft
Side Yard	15 ft	15 ft	30 ft
Buffer - if abutting residential use	30 ft	50 ft	100 ft

	NB Neighborhood	LB Local	GB General
<i>Abutting Roadway Requirements</i> As defined by Licking County road classification map.	Any Roadway type	Must abut a: Major Collector, Major Arterial or Minor Arterial	Must abut a: Major Arterial or Minor Arterial

15.11 BUILDING REGULATION IN THE BUSINESS DISTRICT

1. Any building constructed for use in all business districts shall have a minimum size of 1,800 square feet of finished floor area.
2. No building shall exceed two and one-half (2.5) stories or thirty-five (35) feet in height, except as provided in Article 17.

15.12 RESIDENTIAL USE IN A BUSINESS DISTRICT

Any residence in a Business District, except as addressed in this Article, must follow regulations of the R districts; see Article 13.3-13.8.

Revisions:

Adopted Date 5-16-2023 Effective Date 6-15-2023 Rearranged order of sections
Adopted Date 11-10-2021 Effective Date 12-10-2021 Updated terminology in 15.1
Adopted Date 11-4-2019 Effective Date 12-4-2019 Added Hospitals and Urgent Care to 15.1
Adopted Date 5-22-2018, Effective Date 6-21-2018
Adopted Date 11-22-2016, Effective Date 12-22-2016
Adopted Date 3-21-2016, Effective Date 4-20-2016
Adopted Date 8-18-2015, Effective Date 9-17-2015
05-20-2013
Added references to B-1 Business district throughout
Article 15.3, deleted requirements, added reference to Article 10.17.
Inserted Article 15.6
Adopted Date 5-20-2013, Effective Date 6-19-2013
Adopted Date 12-03-2007, Effective Date 01-03-2008
Adopted Date 8-18-2015, Effective Date 9-17-2015