

"C" COMMERCIAL DISTRICT

SECTION 7

PURPOSE:

The purpose of the limited business district is to provide for commercial land uses which can be compatible with a prominently rural residential area without central sewer and/or water service. The range of commercial uses permitted in the district, and the limitations on the scales of uses are designed to prevent the creation of public health and safety problems which could result in the need to extend central sewer and/or water facilities in an uneconomic fashion.

"C-1" - The following shall be deemed Class "C" uses and permitted in all Class "C" districts:

C-1.1 - Quasipublic uses are activities of a religious, educational, charitable, social, philanthropic, and health nature, and non-profit membership organizations that have more limited public purposes than public uses, but which are not organized for profit.

C-1.2 - Administrative and business office uses are primarily engaged in general administration, management, supervision, purchasing, and accounting. They involve no retail sales and stock no goods for distribution or sale.

C-1.3 - Professional office uses deliver professional tangible and intangible services to the general public and are associated with normally recognized professions most of which are regulated, licensed, or certified by the State of Ohio.

C-1.4 - Retail store uses include uses primarily engaged in selling merchandise for personal and household consumption and rendering services clearly identical to the sale of such goods.

C-1.5 - Personal services uses generally are concerned with the care and maintenance of tangible property or the provision of intangible services.

C-1.6 - Consumer service uses generally involve the care and maintenance of tangible property or the provision of intangible services for personal consumption.

C-1.7 - Trade services uses generally include establishments engaged in the general construction, maintenance, or the repair of real or other tangible property.

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C-1.8 - Automotive Uses include sales and services directly associated with motor vehicles and other types of transportation.

C-1.9 - Food, lodging, and beverage service uses include commercial establishments and non profit institutions engaged in furnishing food, beverages, or lodging for a fee or on a membership fee basis.

C-1.10 - Recreation uses include activities used by persons during leisure time for entertainment for a fee or on a membership fee basis.

C-1.11 - Sexually Oriented Businesses: (Reference Section 4 - 4.21)

C-1.12 - If a specific use is proposed that is not listed or provided for herein, the Board of Zoning Appeals may make a determination, upon appeal, that the proposed use is substantially similar to a specific use that is listed or provided for in this section. If the Board finds that a use is substantially similar to a specifically printed use listed in this section, such use shall be deemed to be a substantially similar use permitted in this district.

In determining that a proposed use is a substantially similar use, the Board shall follow the procedures relating to appeals and variances as specified in this resolution. Upon making a determination that the proposed use is substantially similar, the Board shall notify the Township Zoning Commission, the Township Trustees, and the Township Zoning Inspector of its decision, and shall include in its written findings the reason upon which its decision is based.

C-1.13 - Standards for Consideration of Substantially Similar Uses.

The following standards shall be considered by the Board when making a determination that a use is substantially similar to a permitted use within this district:

1 - The compatibility of the proposed use with the permitted use classification as specified in this resolution.

2 - The nature, predominant characteristics, and intensity of the proposed use in relationship to those uses specifically permitted by this resolution in this district.

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3 - The size, dimension requirements, parking requirements, traffic generation potential, and other regulatory considerations associated with uses as specified for this district.

C-1.14 - Record Maintenance.

The Township Zoning Inspector shall keep a record of all uses found to be substantially similar in use for this district, and upon such determination by the board of Zoning Appeals, such use shall be considered as a permitted use for any applicant within this district.

C-1.15 - All Conditionally Permitted Uses permitted in "R" (Residential) District shall be Conditionally Permitted in "C" (Commercial) District. (Amended 10-6-82; Effective 11-5-82)

C-1.16 - SIGNS: Maximum Size: thirty-two (32) sq. feet. (Over 32 sq. feet, see Conditional Zoning)

- (a) - One non-illuminating sign for selling the property on which it is located.
- (b) - Subdivision or Commercial Development Sign.
- (c) - Directional signs for use in the community.
- (d) - One sign may be fixed to the side of the building.
- (e) - One sign may be erected at ground level, the top of which may not be higher than eight (8) feet.
- (f) - Signs shall be a minimum of ten (10) feet from all road right-of-ways and property lines.

(Amended 4-15-03; Effective 5-15-03)

"C-2" - CONDITIONALLY PERMITTED USES

- 1 - Drive-in theaters, subject to Conditional Zoning Certificate, Section 9. (1), (2), (5), (13).
- 2 - Mobile home parks, subject to Conditional Zoning Certificate, Section 9. (20).
- 3 - Signs and/or Billboards over thirty-two (32) square feet, subject to Conditional Zoning Certificate, Section 9. (4), (5), (12), (35). Size harmonious to district and area in which it is located.
- 4 - Government owned and operated buildings and facilities, subject to Conditional Zoning Certificate, Section 9. (3), (7), (8).

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5 - Light manufacturing, fabrication, and assembly facilities, subject to Conditional Zoning Certificate, Section 9, (1), (3), (5), (12).

6 - Keeping and housing of non-domesticated animals that pose a greater than normal risk to the health and welfare of Township residents. Animals will be determined to be non-domesticated animals that pose a greater than normal risk by the Zoning Inspector. Excluded from such definition would be animals such as rabbits, raccoons, bison, squirrels and chipmunks. Subject to Conditional Zoning Certificate, Section 9 (39).

7 - Commercial back lot development. Subject to Conditional Zoning Certificate, Section 9 (3), (5), (40).
(Amended 1/23/2001; Effective 2/22/2001)

"C-3" - AREA AND HEIGHT REGULATIONS

1 - In "C" districts, the minimum lot width serving any such use shall be no less than two hundred fifty (250) feet of road frontage to the building line, or if a corner lot shall occupy a space no less than two hundred fifty (250) feet fronting both roadways, exclusive of the roadway. No more than 40% of the lot may be covered by the building.

2 - **MINIMUM LOT AREA:** Four (4) acres with septic tank sewage system,

3 - **Off street parking.** Ref. - Section 4.14-2 through 6, 4.15. (Pg. 18 - 21)

4 - A fifty (50) foot transition area, (buffer zone), shall remain around the area where a commercial use abuts a residential use to ameliorate any adverse conditions resulting from the commercial use.

5 - **HEIGHT:** Thirty-five (35) feet maximum.

6 - **SETBACK:** Minimum setback from all property lines shall be seventy five (75) feet, except lots legally recorded before January 1, 2001. These may be twenty (20) feet from side and rear lot lines. Set back from the road right-of-way shall be seventy five (75) feet on all lots. All lots shall be subject to "C-3" - 4.
(Amended 1/23/2001; Effective 2/22/2001)