
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. There are three (3) specific B districts, NB, LB, and GB.

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 PERMITTED and CONDITIONAL USES IN THE B 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
Clothing, shoe, 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 good stores, bicycle shops.	P	P	P
Dry cleaning and laundry pick-up stations, barber and beauty shops, shoe repair and tailor shops, printing shops, day care centers.	P	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
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 (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
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	C	C	C
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

<i>Permitted and Conditional Uses by Business District: P = Permitted C = Conditional NA= Not Allowed</i>	NB	LB	GB
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 pounds	NA	C	C
Hotels and Motels	NA	NA	P
Motion picture theaters, excluding ADULTS ONLY ENTERTAINMENTS FACILITIES.	NA	NA	P
Accessory structures to any of above permitted use.	P	P	P

15.2 MAXIMUM BUILDING SIZE, REQUIRED LOT AREA AND WIDTH, MINIMUM REQUIRED SET BACKS, 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
Abutting Roadway Requirements 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

15.3 SCREENING/BUFFER REQUIREMENTS

A buffer yard shall be required along the boundary of all neighboring properties which facilitates unlike land use.

A “buffer” yard as referred to in this section shall be defined as a green strip of land, free from building, driveways, or other paved surfaces, which is permanently set aside by the owner. All buffer zones shall be planted with grass, hardy shrubs or evergreen ground cover in a density sufficient to provide contiguous properties with sufficient foliage to screen unlike land uses all year. Such foliage shall be at least six (6) feet in height and a maximum plant spacing of ten (10) feet from center of the plant. Wall and fences (made of natural materials or materials made to look natural, that are seventy five (75) percent opaque), or landscape berm may also be used in an effort to achieve the goal of adequate screening. Walls, fences, foliage, landscape berms or a combination thereof must have a minimum height of six (6) feet from grade. All screening will be well maintained and free of all advertising and other signs. All screening shall not obscure traffic visibility within fifty (50) feet of any intersection or driveway. No screening, made of either natural or man-made materials, shall interfere with the natural drainage of the area.

15.4 BUILDING HEIGHT REGULATION IN THE B DISTRICT

No building shall exceed two and one-half (2.5) stories or thirty-five (35) feet in height, except as provided in Article 17.

15.5 RESIDENTIAL USE IN A B DISTRICT

Any residence in a B District, except as addressed in this Article, must follow regulations of the R districts; see Article 13.