

ARTICLE 15. BUSINESS, NEIGHBORHOOD, DISTRICT B-N

Sec. 15-231 Statement of intent

This district is intended to provide a limited range of commercial uses needed to meet the daily convenience shopping and service needs of residents of a neighborhood or small community. It is a district wherein all articles for sale, rent, display, and storage are kept within an enclosed building. The manufacture, compounding, processing, or treatment of products is prohibited. In addition, this district is designed to exclude uses, operations, and products which are objectionable because of odor, dust, smoke, noise, vibration, or other causes. In particular, uses which include the sale, repair, service, maintenance, or storage of motor vehicles and accessories thereto are prohibited in this district.

This district can serve as a transitional use between residential and more intense commercial districts. It is typically designated on the comprehensive plan as commercial or flexible.

Sec. 15-232 Uses and structures permitted by right (P) or by conditional use permit (CUP)

Principal Uses and Structures	P or CUP
Adult day care center	P
Bed and breakfast in accordance with Sec. 15-285.G	P
Child care center in accordance with Sec. 15-283.C	P
Club; lodge	CUP
Drive-thru in accordance with Sec. 15-283.D	CUP
Financial institution; bank	P
Government services	P
Housing, ground level-temporary, operated by nonprofit group	P
Housing, second story, not to exceed 50% of the total building area	CUP
Office, professional; office, medical	P
Personal services	P
Repair services such as computers, home appliances, and television repair	P
Restaurant, drive-in/takeout	CUP
Restaurant, sit-down	P
Retail trade establishment which serves the needs of the neighborhood	P
Temporary trailer in accordance with Sec. 15-287	P
Utility distribution facility, public, and all accompanying appurtenances and structures	P
Utility - gas transmission line, compressor station, measurement station, regulator station	CUP
Utility generating station; transmission substation; transmission line, other than normal distribution facility	CUP
Veterinary hospital	CUP

Sec. 15-233 District standards

Principal Structure

General Requirements	
Minimum lot area if served by both public or central water and sewage systems	None
Minimum lot area if served by one public utility or individual water and sewerage systems	1 ac. acracacre
Minimum lot frontage on primary or secondary roads	100 ft.
Minimum lot frontage on all other roads	None
Maximum floor area ratio (FAR)	0.25
Minimum Yard Setbacks (measured from property line)	
Front yard	55 ft.
Side yard	
Adjacent to a business, office, or industrial district	10 ft.
Adjacent to any other district, with landscaping in accordance with Sec. 15-375	30 ft.
Corner lot	20 ft.
Rear yard	
Adjacent to a business, office, or industrial district	10 ft.
Adjacent to any other district, with landscaping in accordance with Sec. 15-375	30 ft.
Maximum Height*	
Structures	35 ft.
*Exceptions to the height requirement include: Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials. Parapet walls may rise up to six feet above the finished roof surface.	

Accessory Structure

Minimum Yard Setbacks (measured from property line)	
Front yard	55 ft.
Side yard	5 ft.
Side yard corner lot	20 ft.
Rear yard	5 ft.
Maximum Height*	
Accessory structure	Less than main building height
Accessory structure within 10 ft. of lot line	10 ft.
*Exceptions to the height requirement include: Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials. Parapet walls may rise up to six feet above the finished roof surface.	

Sec. 15-234 Conduct of operations

No commercial or retail outside display or storage is permitted. No public address system, or devices for reproducing or amplifying voices or music, may be mounted outside or be audible beyond the property line on which the building is situated.

Secs. 15-235 through 15-240. Reserved.

ARTICLE 16. BUSINESS, GENERAL, DISTRICT B-1

Sec. 15-241 Statement of intent

This district is intended for general business activities such as retail, retail service, office, and office/warehouse, to which the public requires direct and frequent access. The manufacture, compounding, processing, or treatment of products is prohibited, unless it is clearly incidental and essential to a use permitted by right, and unless the products are customarily sold at retail on the premises. This district is typically designated on the comprehensive plan as commercial, flexible, office, or prime economic development areas.

Sec. 15-242 Uses and structures permitted by right (P) or by conditional use permit (CUP)

	Principal Uses and Structures	P or CUP
General – Commercial and office	Adult business in accordance with Sec. 15-283.A	CUP
	Animal boarding; kennel-commercial, kennel-private	CUP
	Auction house	P
	Automobile repair	CUP
	Automobile sales or rental; motor vehicle, watercraft, motorcycle, and commercial and industrial truck sales; service of these vehicle types within an enclosed building	CUP
	Barber shop; beauty shop	P
	Bed and breakfast	P
	Bicycle sales and repair shop	P
	Carwash (primary or accessory use)	CUP
	Convenience store	P
	Dance school; music or martial arts instruction	P
	Drive-thru in accordance with Sec. 15-283.D	P
	Drycleaner; laundromat	P
	Farm equipment sales and services	CUP
	Financial institution; bank	P
	Funeral home	P
	Gas station	P
	Hotel; motel	P
	Medical clinic	P
	Office, professional; office, medical	P
Packing and mailing services	P	
Personal services	P	
Pharmacy; drugstore	P	
Recreation vehicle, motor home, travel trailer, and camper sales	CUP	

	Principal Uses and Structures	P or CUP
	Repair services such as computers, home appliance, and television repair	P
	Retail store	P
	Self-storage, mini-warehouse facility	CUP
	Shopping center in accordance with Section 15-283.G	P
	Studio and shop for artists, teachers, and other craftsman, with floor area not exceeding 3,000 square feet	P
	Temporary trailer in accordance with Sec. 15-287	P
	Veterinary hospital	CUP
Food/ Beverage	Bakery	P
	Bar; nightclub	CUP
	Brewpub	P
	Brewery; distillery	P
	Catering; meal delivery	P
	Farm stand; other food vendor	P
	Farmers market	P
	Restaurant, including drive-thrus in accordance with Sec. 15-283.D	P
Recreation	Club; lodge	P
	Golf course; golf driving range; miniature golf course; country club; similar recreation	P
	Gun club with indoor shooting range	CUP
	Recreation facility, indoor, including billiard, bowling alley, skating rink, swimming pool, tennis court, electronic video game room, bingo hall, archery range, and similar forms of public amusement	CUP
	Theater, indoor	P
	Theater, outdoor	CUP
Public/Institutional	Adult day care center	CUP
	Broadcasting studio	CUP
	Child care center in accordance with Sec. 15-283.C	P
	College; university	P
	Convention hall; conference center	P
	Fire and rescue station	P
	Government services	P
	Hospital	CUP
	Library	P

	Principal Uses and Structures	P or CUP
	Nursing home; assisted living facility	P
	Park and ride lot	P
	School	CUP
	Worship uses	P
Light Industrial	Lumber, building, fencing and landscaping supply and equipment, in accordance with Sec. 15-283.B	P
	Machinery sales and service	P
	Petroleum storage	CUP
	Plumbing and electrical supply (with storage under cover)	P
	Wholesale warehouse	CUP
Utilities	Gas transmission line; compressor station; measurement station; regulator station	CUP
	Small cell facility in accordance with Sec. 15-288.A	P
	Telecommunication tower; radio tower; both in accordance with Sec. 15-288.B	CUP
	Utility distribution facility, public, and all accompanying appurtenances and structures	P
	Utility generating station; transmission substation; transmission line, other than normal distribution facility	CUP

Sec. 15-243 District standards

Principal Structure

General Requirements	
Minimum lot area for those served by public water and sewer	None
Maximum floor area ratio (FAR)	0.4
Minimum Yard Setbacks (measured from property line)	
Front yard	55 ft.
Side yard	
Adjacent to a business, office, or industrial district	10 ft.
Adjacent to any other district with landscaping in accordance with Sec. 15-375	30 ft.
Corner lot	20 ft.
Rear yard	
Adjacent to a business, office, or industrial district	10 ft.
Adjacent to any other district with landscaping in accordance with Sec. 15-375	30 ft.
Maximum Height*	
Structures	35 ft.

Maximum height for business structures may be increased up to 60 feet from grade provided that there are two side yards for each permitted use, and each side yard is 10 feet or more, plus one foot of side yard for each additional foot of building height over 35 feet.

*Exceptions to the height requirement include: Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials. Parapet walls may rise up to six feet above the finished roof surface.

Accessory Structure

Minimum Yard Setbacks (measured from property line)	
Front Yard	55 ft.
Side Yard	5 ft.
Side Yard Corner Lot	20 ft.
Rear Yard	5 ft.
Maximum Height*	
Accessory structure	Less than main building height
Accessory structure within 10 ft. of lot line	15 ft.
*Exceptions to the height requirement include: Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials. Parapet walls may rise up to six feet above the finished roof surface.	

Secs. 15-244 through 15-250. Reserved.

ARTICLE 17. INTERCHANGE COMMERCIAL, DISTRICT B-3

Sec. 15-251 Statement of intent

This district is intended to provide for general commercial activity in areas of close proximity to interchanges of Interstate 64 and State Route 288, in the Centerville area and Oilville area but not the West Creek area. This district is intended to meet the local and regional commercial needs at high intensity and also allows additional height for buildings. This district is characterized by uses such as hotels, motels, restaurants, and conference centers as well as those uses permitted in the B-1 district. The district is designed to exclude manufacturing, compounding, processing, or treatment of products and operations which are objectionable because of odor, dust, smoke, noise, vibration, or other nuisances.

Sec. 15-252 Uses and structures permitted by right (P) or by conditional use permit (CUP)

Principal Uses and Structures	P or CUP
All permitted uses in B-1 district	P
Bar; nightclub	CUP
Carwash, principal or accessory use	CUP
Hospital	CUP
Small cell facility in accordance with Sec. 15-288.A	P
Telecommunication tower; radio tower; both in accordance with Sec. 15-288.B	CUP
Travel plaza/truck stop	CUP
Motor vehicle sales and service	CUP
Utility – gas transmission line, compressor station, measurement station, regulator station	CUP
Utility – transmission substation, transmission line	CUP

Sec. 15-253 District standards

Principal Structure

General Requirements	
Minimum lot area	None
Minimum lot frontage on primary or secondary roads	100 ft.
Maximum floor area ratio (FAR)	0.6
Minimum Yard Setbacks (measured from property line)	
Front yard	55 ft.
Side yard	
Adjacent to a business, office, or industrial district	10 ft.
Adjacent to any other district, with landscaping in accordance with Sec. 15-375	30 ft.
Side yard corner lot	20 ft.

Rear yard	
Adjacent to a business, office, or industrial district	10 ft.
Adjacent to any other district, with landscaping in accordance with Sec. 15-375	30 ft.
Maximum Height*	
Structures	100 ft.
*Exceptions to the height requirement include: Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials. Parapet walls may rise up to six feet above the finished roof surface.	

Accessory Structure

Minimum Yard Setbacks (measured from property line)	
Front yard	55 ft.
Side yard	5 ft.
Side yard corner lot	5 ft.
Rear yard	5 ft.
Maximum Height*	
Accessory structure	Less than main building height
Accessory structure within 10 ft. of any lot line	15 ft.
*Exceptions to the height requirement include: Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials. Parapet walls may rise up to six feet above the finished roof surface.	

Secs. 15-254 through 15-260. Reserved.