

**SECTION 17 DISTRICT – BUSINESS B-1**

(Amended October 3, 1994, effective November 3, 1994),  
Revised effective July 17, 1996, Revised effective 3/21/05,  
Revised effective 4/6/06, Revised effective 7/06/06, Revised effective 3/07/2011

17.01 **Uses:** The following uses and no other shall be deemed Class B-1 uses and permitted:

1. Any use permitted in an R-1 and R-2 district shall be permitted in a B-1 district except single family dwellings for residence purpose and buildings accessory thereto.(Effective 7/06/06)
2. Hotel, motel, restaurants, lunchrooms, garages (Effective 3/21/05)
3. Retail store or shop, repair shop, beauty parlor, mercantile establishment, bank, office or office building studio.
4. Veterinary hospital.
5. Lodge hall.
6. Gasoline filling and service station providing storage tanks are underground.
7. Indoor theater, bowling alley, dance hall, skating rink, equestrian riding academy
8. Job printing, newspaper printing plant.
9. Builders supply, ice storage and sales, plumbing and heating supply.
10. Roadside stands as an accessory use per ORC 519.21 and this Resolution
11. Adult oriented business with a conditional use permit as specified under Section 14 of this Resolution
12. Small wind farms and Solar panels as an accessory use per Section 33 of this Resolution

Any above use shall be permitted only providing such use is not injurious, dangerous or offensive by reason of emissions of odor, dust, smoke, gas, noise, fumes, flame or vibration.

17.02 **Size, setback and height requirements:**

Minimum lot area: one and one-half acre

Minimum lot width: one hundred fifty (150) feet

Minimum front yard: Building or Structure setback depth: sixty (60) feet. Onsite storage is prohibited within the front setback area.

Minimum side/rear yard Building or Structure setback abutting nonresidential district: twenty (20) feet.

Minimum side/rear yard Building or Structure setback abutting residential district: sixty (60) feet.

Parking setback required, front yard: minimum of twenty feet from right-of-way

Minimum yard from parking or onsite storage to nonresidential district: five feet

Minimum yard from parking or onsite storage to residential district: forty feet

Maximum height of principal or accessory use: thirty-five feet.

17.03 **Parking Facilities:** - as provided in Section 25 of this Resolution.

17.04 **Screening and Landscaping:** as provided in Section 26 of this Resolution.

17.05 **Site development plan:** Review and approval per Section 30 required. (Effective 4/6/06)

17.06 **Natural Resource Protection:** – Site development plan shall be in accordance with Section 31 of this Resolution.