

Zoning Description

Zoning is a means for a municipality to maintain a systematic order for compatible land uses for neighborhoods within its boundaries. Areas are divided into residential, commercial and industrial uses. The goal of the zoning law is to maintain the integrity of each area, permitting uses in each area as defined by law. The subject sites are zoned CD (Commercial District).

The commercial district has a variety of permitted uses including retail, lodging, office, restaurants, and dealerships.

***154.027 Commercial District (CD)**

- (A) Purpose. To provide commercial areas for the location of retail and service activities.
- (B) Permitted uses.
- (1) Retail and service establishments.
 - (2) Eating and drinking places.
 - (3) Banks, business and professional offices and clinics.
 - (4) Self-service laundries, dry cleaners, car washes and similar uses.
 - (5) Entertainment, cultural, recreational and amusement establishments.
 - (6) Studios, including art, telephone, radio, music and dance studios and/or conservatories.
 - (7) Mortuary or funeral homes.
 - (8) Auto service stations, major auto repair operations and exclusive tire repair or sales shops, excluding retread shops.
 - (9) Auto, trailer and truck dealers, new or used, including sales lots and service shops.
 - (10) Marine, boat, snowmobile and ATV dealer.
 - (11) Nurseries, landscape and garden stores.
 - (12) Motel and hotel.
 - (13) Accessory uses or structures incidental to the principal use, not including communication towers. (Amd 06-15, 09-08-15)
- (C) Conditional uses. The following may be permitted conditional uses in this District.
- (1) Public and semi-public uses listed in § 154.022, except home business shall not be a conditional use in this district.
 - (2) Off-site signs.
- (D) Requirements. The following requirements shall be observed:
- (1) Minimum lot area: 22,500 square feet;
 - (2) Minimum lot width: 150 feet;
 - (3) Minimum lot depth: 150 feet;
 - (4) Maximum lot coverage allowed: 60%;
 - (5) Accessory buildings shall not exceed the height of the principal structures.
 - (6) Lot line setbacks:
 - (a) Front yard setback: 30 feet;
 - (b) Side yard setback: 30 feet;
 - (c) Rear yard setback:

(D) Requirements, continued

Principal structure:	30 feet;
Detached accessory structure:	30 feet;

- (d) Corner lot setbacks: Front yard setbacks are required for both yards abutting streets;
- (e) Setbacks from any "R" District boundary: 30 feet.

(E) Special provisions, storage/displays. All materials, supplies, merchandise or other similar matter not on display for direct sale, rental or lease to the ultimate consumer or user shall be stored within a completely enclosed building within the Commercial District or within the confines of a 100% opaque wall or fence not less than five feet height. Merchandise offered for sale as described heretofore may be temporarily displayed beyond the confines of a building in the Commercial District, but the area occupied by such outdoor display shall not constitute a greater number of square feet than 5% of the gross main floor area of building housing the principal use, unless such merchandise is of a type customarily displayed outdoors such as garden supplies.