

## CHAPTER 10

### GENERAL BUSINESS ZONE “B-2” REGULATIONS

- 10.01 The regulations set forth in this chapter, or set forth elsewhere in the Zoning Code, are zoning regulations for General Business Zone “B-2”.
- 10.02 Permitted Uses: A building or lot shall be used only for the following purposes, provided the lot and whatever structure thereon are connected to a central sewage system that will be upon the start of operation turned over to the County for maintenance and operation; or, other aeration type system approved by the Warren County Combined Health District and/or the Ohio Environmental Protection Agency.
- A. Any non-residential use permitted in any residence zone or Neighborhood Business Zone “B-1”.
  - B. General automobile repair, provided all vehicles, parts or junk autos are kept inside a building, or screened from view of persons on contiguous property or persons using public right-of-ways.
  - C. Warehouse, farm implement and motor vehicle sales, animal hospital, veterinary hospital or clinic, laundries, plumbing and heating, printing shop, lumber yard and building materials, paint shop, carpenter shop, sheet metal, wholesale business and bakery. All machinery shall be enclosed within a building. Commercial and veterinary kennels must be constructed so that all animals are kept inside buildings with outside walls and roof equivalent in sound reduction to an eight (8) inch concrete block wall.
  - D. Drive-in restaurants and restaurants that provide dancing or entertainment, provided that juke boxes and loud speakers shall be permitted only for the occupants of the building and do not create a nuisance or disturb the peace. All buildings used for the purpose set forth in Section 10.02 D shall be one hundred (100) feet from any Residence Zone.
  - E. Hotels and motels, theaters and drive-in movie theaters. For a drive-in theater the screen shall be so located as to not be visible from the road or street, and shall be set back at a distance of not less than two hundred feet from the established right-of-way of any highway and a distance of at least two hundred (200) feet from the property line and loudspeakers shall be permitted only for the occupants of the theater, and if they do not create a nuisance or disturb the peace.
  - F. Commercial baseball fields, pool halls, swimming pools, skating rinks, golf driving ranges, bowling alleys or similar recreational uses and facilities. Buildings, pools and any other enclosures shall be one hundred (100) feet from any Residence Zone.
  - G. Any other business use which is of a general character of the classes of business permitted above, as determined by the Zoning Inspector.
  - H. Those businesses expressly prohibited in Zone “M-1” and “M-2” are prohibited in Zone B-2”.
  - I. Change throughout Code: “residences to dwellings”.

10.03

Yards:

1. There shall be a front yard having a depth of not less than fifty (50) feet.
2. For a lot that has frontage on more than one (1) street, the required front yard shall be provided on all streets.
3. The minimum frontage requirement shall be fifty (50) feet.
4. Side Yard:
  - a. If the lot adjoins a residential zone structures shall be a minimum of fifty (50) feet from the side property boundary. All parking areas or driveways shall be a minimum of twenty (20) feet from the side property boundary.
  - b. If the lot adjoins a non-residence zone, no side yard is required.
5. Rear Yard:
  - a. If the rear yard adjoins a residence zone structures shall be a minimum of fifty (50) feet from the rear property boundary. All parking areas or driveways shall be a minimum of twenty (20) feet from the rear property boundary.
  - b. If the lot does not adjoin a residential zone no rear yard is required.
  - c. In either case, the Parking and Loading Regulations, Chapter 20 must be complied with.
6. Every tract of land shall have a minimum width of one-hundred (100) feet at the building line.
7. Height Regulations: Unlimited, except for each foot over forty-five (45) feet front, side and rear yard shall be increased by one (1) foot, and there shall be adequate fire extinguishing facilities as approved by the fire organization of Hamilton Township.
8. Accessory buildings may be located not closer than five (5) feet to the rear and side property line but shall not project into any front yard.
9. Lot Size: The minimum lot size shall be one (1) acre
10. All existing structures or lots of record prior to the effective date of these regulations shall be controlled by the Zoning Regulations under which they were approved or constructed and shall not be considered "non-conforming" to this zone.