

## CHAPTER 9

### NEIGHBORHOOD BUSINESS ZONE “B-1” REGULATIONS

- 9.01 The regulations set forth in this chapter, or set forth elsewhere in the Zoning Code, are the zoning regulations for Business Zone “B-1”.
- 9.02 Permitted Uses: A building or lot shall be used only for the following purposes, provided the lot and whatever structures used for human occupancy thereon are connected to a central sewage system that will be upon 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 Ohio Environmental Protection Agency.
- A. Any non-residential use permitted in Zones “R-1”, “R-2”, “R-3” and “R-4”.
  - B. Any local retail business or service establishment, including grocery, fruit or vegetable store, meat market, drug store, shoe repair shop, hardware store, barber and beauty shop, clothes cleaning and laundry pickup station, shoe store, furniture store, camera store, mortician, business or professional office and the like, supplying commodities or performing services primarily for the residents of the neighborhood.
  - C. Restaurants and soda fountains, excluding restaurants which provide dancing and entertainment.
  - D. Automobile service stations for minor repair and storage garages.
  - E. Advertising signs subject to provisions of Chapter 21.
  - F. A dwelling unit for the owner of a business or one (1) employee shall be permitted, provided it is in the same building with the business.
- 9.03 Yards:
- 1. There shall be a front yard having a depth of not less than fifty (50) feet.
  - 2. The minimum frontage requirement shall be fifty (50) feet.
  - 3. For a lot that has frontage on more than one (1) street, the required front yard shall be provided on all streets.
  - 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 rear yard adjoins a non-residence zone it shall have a minimum of ten (10) feet.
  - 6. Every tract of land shall have a minimum width of one-hundred (100) feet at the building line.

7. Height Regulations: No building shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in height.
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.