

CHAPTER 12 BUSINESS DISTRICT

SECTION 12.1 – B-1 DOWNTOWN BUSINESS

The purpose of the B-1 Downtown Business district is to promote and foster the economic and physical revitalization of downtown Arcanum. The district is designed to provide for a restricted variety of retail stores and related activities and for office buildings and service establishments which occupy the prime retail frontage in the B-1 Business district, and which serve the convenience and service needs of a consumer population well beyond the corporate boundaries of the Village. The Downtown should contain a healthy mix of land uses. The marketplace – not regulations – should be the primary force driving the mix of downtown uses. The downtown should be particularly receptive to small local-based entrepreneurship and start-up businesses. Regulations in this business district are somewhat restricted related to size and scale, traffic control and facade/ landscaping.

A. Permitted Principle Uses

1. Public and Recreational Uses
 - a) Hospitals
 - b) Private Clubs
2. Business Offices Uses
 - a) Business, Professional and Administrative Offices
 - b) Medical Offices and Clinics
3. Retail Commercial and Services Uses
 - a) General Merchandise Stores
 - b) Personal Services
 - c) Restaurants, Fast Food
 - d) Financial Establishments
 - e) Home Electronics and Small Appliance Repair Shops
 - f) Automobile Sales, Repair and Body Shop
4. Road Service and Commercial Entertainment Uses
 - a) Convenience Stores

B. Accessory Uses

Accessory structures and uses in B-1 Districts are those customarily incidental to the Permitted Principal Uses in B-1 Districts.

C. Conditional Uses

A building or premises may be used for the following purposes in the B-1 Downtown Business District if a Conditional Use Permit has been granted by the BZA as provided in Chapter 7.

1. Residential Uses

- a) Upper Story Residences of a minimum of six hundred (600) square feet - Residences in the upper stories of existing buildings provided that each dwelling unit has at least 600 square feet of habitable floor area, and further provided that a specific Development Plan (see Development Plan Review – Chapter 17) for the project is approved by the Planning and Zoning Commission.
- 2. Public and Recreational Uses
 - a) Child Day Care Centers
 - b) Government Buildings of all Types
 - c) Public Parks
 - d) Museums
- 3. Retail Commercial and Service Uses
 - a) Restaurants
 - b) Business Planned Unit Developments
 - c) Funeral Homes
 - d) Bowling Alley
 - e) Vehicle Sales and Rentals
 - f) Printing, Publishing, Lithographing, Binding and Computer-Based Establishments
 - g) Discount General Chain Stores of similar merchandise that offer for sale a combination and variety of convenience shopping goods and consumer shopping goods, and which continuously offer a majority of the items in their inventory for sale at a price less than ten (10.00) dollars per item and shall be one (1) mile from an existing store and two hundred (200) feet from residentially zoned property.
- 4. Road Service and Commercial Entertainment Uses
 - a) Automobile Repair, Painting, and Body Shops
 - b) Commercial Recreational and Entertainment Facilities
 - c) Automobile Service Stations
 - d) Bars, Taverns
 - e) Motels and Hotels
- 5. Alternate Energy Generation System

D. Prohibited Uses

- 1. Light or Heavy industrial
- 2. Dwelling Units, except those specifically allowed under the conditionally permitted uses.
- 3. Sexually Oriented Business
- 4. Junk/Salvage yards, as defined in definitions Section 1.2.

SECTION 12.2 – B-2 RESIDENTIAL BUSINESS

The purpose of the B-2 Residential Business District is to provide for the orderly development of neighborhood-oriented businesses serving the regular day-to-day convenience and service needs of nearby residents and surrounding areas. This district is typically mapped along traffic arteries adjacent to the B-1 Downtown Business District. Because business establishments within this district are more closely associated with the residential land uses, more restrictive requirements related to size and scale, traffic control and landscaping are needed than in other business districts. It is the intent of this Zoning Code, and this district in particular, to protect and preserve the basic property rights of such existing nonconforming uses. Specific provisions are made for the continuance, substitution and extension of such use, pursuant to Chapter 5 of this Zoning Code and Section 713.15 of the Ohio Revised Code.

A. Permitted Principle Uses

1. Residential Uses
 - a) Single-Family Dwellings
 - b) Two-Family Dwellings
 - c) Multi-Family Dwellings
2. Public and Recreational Uses
 - a) Single-Family Dwellings
 - b) Two-Family Dwellings
 - c) Multi-Family Dwellings
3. Business Office Uses
 - a) Single-Family Dwellings
 - b) Two-Family Dwellings
 - c) Multi-Family Dwellings
4. Retail Commercial and Service Uses
 - a) General Merchandise Stores
 - b) Personal Services
 - c) Restaurants, Fast Food
 - d) Financial Establishments
 - e) Private Schools
 - f) Home Electronics and Small Repair Shops

B. Accessory Uses

Accessory structures and uses in B-2 Residential Business Districts are those customarily incidental to the Permitted Principal Uses.

C. Conditional Uses

A building or premises may be used for the following purposes in the B-2 Residential Business District if a Conditional Use Permit has been granted by the BZA as provided in Chapter 7.

1. Residential Uses
 - a) Residential Planned Unit Development
 - b) Bed & Breakfast
2. Public and Recreational Uses
 - a) Educational Institutions, Elementary, Junior High, and High Schools
 - b) Child Day Care Centers
 - c) Libraries
 - d) Government Buildings of all Types
 - e) Public Parks
 - f) Museums
3. Retail Commercial and Service Uses
 - a) Restaurants
 - b) Business Planned Unit Development
 - c) Funeral Homes
 - d) Vehicle Sales and Rentals
 - e) Printing, Publishing, Lithographing, Binding and Computer-Based Establishments
4. Alternate Energy Generation System

D. Prohibited Uses

1. Light or Heavy industrial
2. Sexually Oriented Business
3. Discount General Chain Stores
4. Junk/Salvage yards, as defined in definitions Section 1.2.

E. Setback Requirements

All setback requirements shall follow closest adjoining residential district.

SECTION 12.3 – B-3 NEIGHBORHOOD BUSINESS

This district is designed to provide for establishments which serve the convenience and service needs of a consumer population well beyond the corporate boundaries of the Village with convenient off-street parking and safe pedestrian movement, while providing for small low-intensity commercial and professional office and similar uses in such areas, but to exclude nonretail uses which generate a large volume of truck traffic.

A. Permitted Principle Uses

1. Public and Recreational Uses
 - a) Hospitals
 - b) Private Clubs
 - c) Government Buildings of all types
 - d) Child Day Care Centers
2. Business Offices Uses
 - a) Business, Professional, and Administrative Offices
 - b) Medical Offices and Clinics
3. Retail Commercial and Service Uses
 - a) General Merchandise Stores
 - b) Personal Services
 - c) Restaurants, Fast Food
 - d) Financial Establishments
 - e) Home Electronics and Small Appliance Repair Shops
4. Road Service and Commercial Entertainment Uses
 - a) General Merchandise Stores

B. Accessory Use

Accessory structures and uses in B-3 Neighborhood Districts are those customarily incidental to the Permitted Principal Uses in B-3 Neighborhood Districts.

C. Conditional Uses

A building or premises may be used for the following purposes in the B-1 Neighborhood Business District if a Conditional Use Permit has been granted by the BZA as provided in Chapter 7.

1. Public and Recreational Uses
 - a) Public Parks
 - b) Museums
2. Retail Commercial and Services Uses
 - a) Animal Hospitals, Veterinary Clinics (not including outside boarding of animals)
 - b) Business Planned Unit Developments

- c) Funeral Homes
 - d) Vehicle Sales and Rentals
 - e) Printing, Publishing, Lithographing, Binding, and Computer-Based Establishments
 - f) Discount General Chain Stores of similar merchandise that offer for sale a combination and variety of convenience shopping goods and consumer shopping goods, and which continuously offer a majority of the items in their inventory for the sale at a price less than ten (\$10.00) dollars per item and shall be one (1) mile from an existing store and two hundred (200) feet from residentially zoned property.
- 3. Road Service and Commercial Entertainment Uses
 - a) Automobile Repair, Painting, and Body Shops
 - b) Commercial Recreational and Entertainment Facilities
 - c) Automobile Service Stations
 - d) Bars, Taverns
 - e) Motels and Hotels
 - 4. Alternate Energy Generation System

D. Prohibited Uses

- 1. Light or Heavy industrial
- 2. No Residential Dwelling Units
- 3. Sexually Oriented Business
- 4. Junk/Salvage yards, as defined in definitions Section 1.2.

E. Setback Requirements

All setback requirements shall be a minimum of ten (10) feet from all lot lines.

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