

1143.13 B-1 LOCAL RETAIL DISTRICT

- (a) Purpose. The "B-1" Local Retail District is intended to permit the development of retail sales and personal services required to meet the day-to-day needs of an adjacent residential neighborhood. Stores, businesses and offices in this zone should be useful to the majority of the neighborhood residents, should be economically supportable by nearby population, and should not draw community-wide patronage. A grocery store or grocery store/drugstore combination is favored as the principal tenant in a local retail district. In general, the "B-1" Local Retail District is intended for the grouping of a grocery store and small retail businesses and office uses which are relatively nuisance-free to surrounding residences and which do not detract from the residential purpose and character of the surrounding neighborhood. Residential uses may be permitted on the second story or above when located in a building in which the first floor is devoted to a permitted use.

(b) Principal Permitted Uses. Only those uses set forth below which continuously conform to all the requirements of divisions (e) through (g) of this section shall be permitted:

- Accountant's office.
- Apparel stores – retail stores.
- Architect's office.
- Art and school supplies – retail sales.
- Art galleries and museums.
- Artist, sculptor and composer studios.
- Attorney's office.
- Automobile fuel dispensing station.
- Automobile parking garages.
- Automobile parking lots.
- Banks and financial institutions.
- Barber and beauty shops.
- Bed and Breakfast.
- Bicycle sale, rental and repair.
- Books – retail sales.
- Business, civic, fraternal association and labor meeting rooms.
- Cameras and photo supplies – retail sales.
- Candy and confectionery – retail sales.
- Child day – care centers.
- Churches, chapels, temples, synagogues.
- Cigars, cigarettes, tobacco – retail sales.
- Drug stores – retail sales.
- Dry cleaning and laundromats.
- Eating place – carry out.
- Eating place - #1.
- Eating place - #2.
- Electrical appliance repair.
- Engineer's office.
- Florists.
- Food stores – retail sales.
- Gift shops.
- Government buildings, structures, or premises used exclusively be federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.
- Grocery, meat and fish – retail sales.
- Hardware – retail sales.
- Hobby shops – retail sales.
- Insurance agent's office.

FINANCIAL
ADVISORS

- Jewelry – retail sales.
- Lawn mower sales, service and repair.
- Leather goods and luggage – retail sales.
- Libraries.
- Locksmiths.
- Medical and dental laboratories.
- Medical and dental office/clinic.
- Mortuaries and funeral parlors.
- Newsstand – retail sales.
- Office supplies and stationary – retail sales.
- Optical goods – retail sales.
- Package liquor, beer and wine – retail sales.
- Paint, glass and wallpaper – retail sales.
- Pet grooming, all day – no overnight.
- Pet sales and supplies – retail sales.
- Photo studios.
- Private clubs.
- Professional Offices not otherwise mentioned.
- Public parks, playgrounds and community centers.
- Public utility.
- Radio and television-sales, service and repair.
- Real estate broker's office.
- Repair part – retail sales.
- Residential use on second story or above.
- Retail and service uses.
- Schools – primary, intermediate and secondary – public or private.
- Seamstress and tailor.
- Shoe repair.
- Upholstery shop, not involving furniture manufacturing.
- Variety stores – retail sales.
- Veterinary office – no boarding.
- Watch, clock and jewelry repair.

(c) Principally Permitted Uses in the Downtown Riverfront Overlay. Only the following uses that are located in the Downtown Riverfront Overly District set forth below which continuously conform to all the requirements of divisions (e) through (g) of this section shall be permitted:

- Accountant's office.
- Apparel stores – retail stores.
- Architect's office.
- Art and school supplies – retail sales.
- Art galleries and museums.
- Artist, sculptor and composer studios.
- Attorney's office.

- Automobile parking garages.
- Automobile parking lots.
- Banks and financial institutions.
- Barber and beauty shops.
- Bed and Breakfast.
- Bicycle sale, rental and repair.
- Books – retail sales.
- Business, civic, fraternal association and labor meeting rooms.
- Cameras and photo supplies – retail sales.
- Candy and confectionery – retail sales.
- Child day – care centers.
- Churches, chapels, temples, synagogues.
- Cigars, cigarettes, tobacco – retail sales.
- Drug stores – retail sales.
- Dry cleaning and laundromats.
- Eating place – carry out.
- Eating place - #1.
- Eating place - #2.
- Electrical appliance repair.
- Engineer's office.
- Florists.
- Food stores – retail sales.
- Gift shops.
- Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.
- Grocery, meat and fish – retail sales.
- Hardware – retail sales.
- Hobby shops – retail sales.
- Insurance agent's office.
- Jewelry – retail sales.
- Leather goods and luggage – retail sales.
- Libraries.
- Locksmiths.
- Medical and dental laboratories.
- Medical and dental office/clinic.
- Mortuaries and funeral parlors.
- Newsstand – retail sales.
- Office supplies and stationary – retail sales.
- Optical goods – retail sales.
- Package liquor, beer and wine – retail sales.
- Paint, glass and wallpaper – retail sales.
- Pet grooming, all day – no overnight.
- Pet sales and supplies – retail sales.

- Photo studios.
- Private clubs.
- Professional Offices not otherwise mentioned.
- Public parks, playgrounds and community centers.
- Public utility.
- Radio and television-sales, service and repair.
- Real estate broker's office.
- Residential use on second story or above.
- Retail and service uses.
- Schools – primary, intermediate and secondary – public or private.
- Seamstress and tailor.
- Shoe repair.
- Upholstery shop, not involving furniture manufacturing.
- Variety stores – retail sales.
- Veterinary office – no boarding.
- Watch, clock and jewelry repair.

(d) Permitted Accessory Uses. The following are permitted as accessory uses subject to the provisions of Section 1151.04 of this Zoning Code:

- (1) Refuse Dumpsters.
- (2) A structure for storage incidental to a permitted use.
- (3) Off-street parking and loading as regulated in Sections 1153 and 1155 of this Zoning Code.
- (4) Any use which is customarily found in conjunction with principal use as approved by the Planning Commission.

(e) Lot Size Requirements. Each separate zoning lot in the “B-1” Local Retail District shall:

- (1) Contain a minimum lot area of twenty thousand (20,000) square feet.
- (2) Have a minimum lot width of one hundred (100) feet.
- (3) Have a minimum lot depth of one hundred (100) feet.
- (4) Have a maximum lot depth to lot width ratio of 3:1 except on cul-de-sacs lots and other lots bearing unique topography.

(f) Buffer Strips. A buffer strip shall be established on the lot being developed in the “B-1” Local Retail District when it abuts the following zoning districts:

- (1) A, A-R, R-1 to R-7: A minimum of twenty-five (25) feet in width.

All buffer strips shall be developed in accordance with the standards outlined in Section 1149.11 of this Zoning Code.