

- (3) The Suburban Neighborhood Commercial (SNC) District is characterized by a suburban development pattern. Although a pedestrian orientation is encouraged, development may be more auto-oriented than the MNC or ENC commercial districts.
- (B) General Commercial Districts. To provide a wide range of goods and services to a large consumer population coming from an extensive area.
 - (1) Development in the Mature General Commercial (MGC) District must have an urban development pattern. The buildings are to be at or close to the sidewalk. The land uses may be more intense, than typically found in other neighborhood commercial districts.
 - (2) Development in the Eclectic General Commercial (EGC) District may be more suburban in form, but pedestrian orientation is still a priority.
 - (3) The Suburban General Commercial (SGC) District will have a suburban development pattern, with the largest lots and the deepest building setbacks of all the commercial districts. (Ord. 30515-05, passed 12-28-05)

150.325.2 Permitted Uses.

- (A) Permitted Uses. See sub-section 150.300.2, Use Regulations.
- (B) Schedule 150.325.2 of Permitted Uses. (Ord. 30515-05, passed 12-28-05; amend Ord. 30643-07, passed 3-21-07; amend Ord. 30762-08, passed 7-16-08; amend Ord. 30893-09, passed 7-15-09; amend Ord. 31028-10, passed 10-20-10; amend Ord. 31142-11, passed 12-21-11; amend Ord. 31283-13, passed 12-18-13; amend Ord. 31490-16, passed 5-04-16; amend Ord. 31574-17, passed 7-05-17)

| Schedule 150.325.2 PERMITTED USES IN COMMERCIAL DISTRICTS | | | | | | |
|--|--------------------------------|----------------------------------|----------------------------------|---------------------------|-----------------------------|-----------------------------|
| Land Use Category | MNC | ENC | SNC | MGC | EGC | SGC |
| | Mature Neighborhood Commercial | Eclectic Neighborhood Commercial | Suburban Neighborhood Commercial | Mature General Commercial | Eclectic General Commercial | Suburban General Commercial |
| (1) Residential | | | | | | |
| (a) Single-family dwelling, detached | 1 | 1 | | 1 | | |
| (b) Single-family dwelling, attached | P* | P* | | | | |
| (c) Two-family dwelling | 1 | 1 | | | | |
| (d) Multi-family dwelling | P* | P* | P* | P* | P* | P* |
| (e) Family day care home for 1-6 children (type B) | P | P | | P | | |
| (f) Family day care home for 7-12 children (type A) | C | C | | | | |

Schedule 150.325.2
PERMITTED USES IN COMMERCIAL DISTRICTS

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|--|--------------------------------------|--|--|---------------------------------|--------------------------------|-----------------------------------|
| | Mature Neighborhood Commercial | Eclectic Neighborhood Commercial | Suburban Neighborhood Commercial | Mature General Commercial | Eclectic General Commercial | Suburban General Commercial |
| (g) Dwelling unit(s) above the first floor of a building | P | P | P | P | P | P |
| (2) Residential/Work | | | | | | |
| (a) Home Occupation | A ⁴ | A ⁴ | A ⁴ | A ⁴ | A ⁴ | A ⁴ |
| (b) Live-work unit | P | P | | P | | |
| (c) Work-live unit | P | P | | P | | |
| (3) Community Facilities/Institutions | | | | | | |
| (a) Assembly hall/auditorium | | | P | P | P | P |
| (b) Church/religious assembly | P | P | P | P | P | P |
| (c) Community center | P | P | P | P | P | P |
| (d) Congregate care facility/nursing home | C | C | C | C | P | P |
| (e) Cultural institution | P | P | P | P | P | P |
| (f) Library | P | P | P | P | P | P |
| (g) Membership Club | P | P | P | P | P | P |
| (h) Public safety facility | P | P | P | P | P | P |
| (i) Utility substation/distribution facility, indoor | | | | | P | P |
| (j) Utility substation/distribution facility, outdoor | C | C | C | C | P | P |
| (4) Educational Facilities | | | | | | |
| (a) Day care center, child and adult | P* | P* | P* | P* | P* | P* |
| (b) School (public/private), college/university | | | | C | C | C |
| (c) School (public/private), elementary/secondary | | | | C | C | C |
| (d) School specialty/personal instruction | C | C | C | P | P | P |
| (5) Recreation/Open Space | | | | | | |
| (a) Health club | P | P | P | P | P | P |
| (b) Model airplane flying facility | | | | | | C |
| (c) Park/playground | | P | P | | P | P |
| (d) Recreation facility, indoor | | | | P | P | P |

Schedule 150.325.2
PERMITTED USES IN COMMERCIAL DISTRICTS

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|---|--------------------------------------|--|--|---------------------------------|--------------------------------|-----------------------------------|
| | Mature Neighborhood Commercial | Eclectic Neighborhood Commercial | Suburban Neighborhood Commercial | Mature General Commercial | Eclectic General Commercial | Suburban General Commercial |
| (e) Recreation facility, outdoor | | | | | | |
| (f) Sports facility | | | | | C | C |
| (g) Theater, drive-in/outdoor | | | | | C | C |
| (h) Theater, indoor | | | | C | C | C |
| (6) Office/Professional Services | | | | | | |
| (a) Financial institution/bank | P | P | P | P | P | P |
| (b) Office – administrative/professional | P | P | P | P | P | P |
| (c) Office – medical/dental/health services | P* | P* | P* | P* | P* | P* |
| (7) Retail/Personal Services | | | | | | |
| (a) Animal hospital/clinic | | | | | P ² | P ² |
| (b) Animal boarding facility with no outside run or kennel | | | | | | P |
| (c) Animal boarding facility with outside run and/or kennel | | | | | | C |
| (d) Freestanding Drive-thru facility | | | | | C | C |
| (e) Drive-thru facility | C | C | C | C | P* | P* |
| (f) Funeral home & related facilities | | | | | P | P |
| (g) Outdoor display/sales except for motor vehicles | A | A | A | A | C | C |
| (h) Restaurant, indoor dining | P | P | P | P | P | P |
| (i) Restaurant, outdoor dining | P* | P* | P* | P* | P* | P* |
| (j) Retail establishment | P | P | P | P | P | P |
| (k) Service establishment, business | P | P | P | P | P | P |
| (l) Service establishment, personal | P | P | P | P | P | P |
| (8) Lodging | | | | | | |
| (a) Bed & breakfast | P* | P* | P* | P* | P* | P* |
| (b) Hotel/motel | | | | P | P | P |

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PERMITTED USES IN COMMERCIAL DISTRICTS**

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| | Mature Neighborhood Commercial | Eclectic Neighborhood Commercial | Suburban Neighborhood Commercial | Mature General Commercial | Eclectic General Commercial | Suburban General Commercial |
| (9) Motor Vehicle/Transportation | | | | | | |
| (a) Automobile service station | | | | P* | P* | P* |
| (b) Car wash | | | | | P* | P* |
| (c) Equipment sales/rental/service (includes agricultural implements) | | | | C | P* | P* |
| (d) Motor vehicle body shop | | | | C | A ³ | A ³ |
| (e) Motor vehicle repair (including boats) | | | | P* | P* | P* |
| (f) Motor vehicle sales/rental (including boats) | | | | | P* ³ | P* ³ |
| (g) Parking lot as principal use | C | C | P* | C | P* | P* |
| (h) Parking lot, restricted | C | C | C | C | C | C |
| (i) Parking structure | C | C | C | C | C | C |
| (j) Transit station | | | | | C | C |
| (k) Transit turnaround | | | C | | C | C |
| (l) Vehicle fueling station | | | | | C | C |
| (10) Storage and Distribution | | | | | | |
| (a) Recycling collection facility, small | | | | | | P |
| (b) Self-storage facility, indoor | | | | | P* | P* |
| (c) Wholesale sales and/or distribution, indoor | | | | C | C | C |
| (11) Other | | | | | | |
| (a) Bee keeping | P ⁵ | P ⁵ | P ⁵ | P ⁵ | P ⁵ | P ⁵ |
| (b) Community garden | P* | P* | P* | P* | P* | P* |
| (c) Harvesting | P* | P* | P* | P* | P* | P* |
| (d) Microbottler | P* | P* | P* | P* | P* | P* |
| (e) Plant nursery/greenhouse | | | | | P* | P* |
| (f) Solar energy structure | C | C | C | C | C | C |
| (g) Solar panel, building | P* | P* | P* | P* | P* | P* |
| (h) Telecommunication facility | See Section 150.600 | See Section 150.600 | See Section 150.600 | See Section 150.600 | See Section 150.600 | See Section 150.600 |
| (i) Utility box | P* | P* | P* | P* | P* | P* |
| (j) Wall mural | P* | P* | P* | P* | P* | P* |

Schedule 150.325.2
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| Land Use Category | MNC | ENC | SNC | MGC | EGC | SGC |
|---|--------------------------------------|--|--|---------------------------------|--------------------------------|-----------------------------------|
| | Mature Neighborhood Commercial | Eclectic Neighborhood Commercial | Suburban Neighborhood Commercial | Mature General Commercial | Eclectic General Commercial | Suburban General Commercial |
| (k) Wind turbine | C | C | C | C | C | C |
| (l) Windmill, micro | P* | P* | P* | P* | P* | P* |
| (12) Accessory Uses | | | | | | |
| (a) Accessory Buildings | A | A | A | A | A | A |
| (b) Animal boarding facility with no outside run or kennel ² | | | | | A | A |
| (c) Composting, incidental | A ⁶ | A ⁶ | A ⁶ | A ⁶ | A ⁶ | A ⁶ |
| (d) Fences and Walls | A | A | A | A | A | A |
| (e) Home Occupation | A ⁴ | A ⁴ | A ⁴ | A ⁴ | A ⁴ | A ⁴ |
| (f) Off-street parking areas and loading facilities | A | A | A | A | A | A |
| (g) Signs | A | A | A | A | A | A |
| (h) Solar energy structure | A ⁷ | A ⁷ | A ⁷ | A ⁷ | A ⁷ | A ⁷ |
| (i) Outdoor storage, equipment/vehicles | | | | | A | A |
| (j) Outdoor storage, goods & general materials | | | | | A | A |
| (k) Trash receptacles | A | A | A | A | A | A |

Notes to Schedule 150.325.2:

¹ Only detached single-family dwellings and two-family dwellings that existed prior to August 1, 2006 shall be permitted. Newly constructed single-family and two-family dwellings shall be prohibited.

² Animal boarding facilities with no outside facilities may be accessory to a permitted animal hospital or clinic

³ Motor vehicle sales establishments may have motor vehicle body shops provided these shops are accessory to the principal use.

⁴ As regulated by Section 150.440, Home Occupation Regulations

⁵ As further regulated by Section 150.420.1, Bee keeping

⁶ As further regulated by Section 150.420.1.5, Composting, incidental

⁷ As further regulated by Section 150.565, Solar energy structure

P= Use permitted by right; P* = Use permitted by right as further regulated by Section 150.500, Conditional Use and Specific Use Regulations;
C= Conditional Use; A=Accessory Use; Blank Cell = Use not permitted

150.325.3 Lot and Setback Requirements

- (A) Lot Requirements. The minimum lot requirements for permitted, conditional, and accessory uses in the Commercial Districts are specified in Schedule 150.325.3 for the district in which the lot is located, except as otherwise regulated in Section 150.350 for planned developments and as otherwise regulated in Section 150.500 for conditional uses and those uses denoted with a P*.

- (B) Setback Requirements. Every permitted use of land and all buildings and structures shall be located on a lot in a manner that maintains the required front, side, and rear setbacks set forth in Schedule 150.325.3 for the commercial district in which the lot is located, measured from the appropriate lot line, except as otherwise regulated in Section 150.500 for conditional uses and those uses denoted with a P*. The area within each setback shall remain unobstructed by structures except as otherwise permitted in this Code. Any encroachment into the public right-of-way, as defined by Section 95.37 of the R.C.G.O., shall require Permits for Special Licenses and Privileges in Streets, which is issued by the Director of Public Works.

(C) Schedule 150.325.3 – Development Standards in Commercial Districts

| Schedule 150.325.3 DEVELOPMENT STANDARDS IN COMMERCIAL DISTRICTS | | | | | | |
|---|--------------------------------------|--|--|---------------------------------|-----------------------------------|-----------------------------------|
| | MNC | ENC | SNC | MGC | EGC | SGC |
| | Mature Neighborhood Commercial | Eclectic Neighborhood Commercial | Suburban Neighborhood Commercial | Mature General Commercial | Eclectic General Commercial | Suburban General Commercial |
| (1) Lot Requirements | | | | | | |
| (a) Minimum lot size (unless specified below) | None | None | 5,000 square feet | None | None | 5,000 square feet |
| (i) Single-family dwelling, detached | 2,000 square feet | 5,000 square feet | | 2,000 square feet | | |
| (ii) Single-family dwelling, attached | 2,000 square feet | 5,000 square feet | | | | |
| (iii) Two-family dwelling | 2,000 square feet | 5,000 square feet | | | | |
| (iv) Multi-family dwelling | 2,000 square feet | 5,000 square feet | 5,000 square feet | | 5,000 square feet | 5,000 square feet |
| (b) Minimum lot width | 0 feet | 0 feet | 0 feet | 0 feet | 0 feet | 0 feet |
| (c) Maximum lot coverage | 100% | 100% | 100% | 100% | 100% | 100% |
| (2) Minimum Setback Depth | | | | | | |
| (a) Front Setback | | | | | | |
| (i) Minimum | 0 feet | 0 feet | 10 feet | 0 feet | 0 feet | 10 feet |
| (ii) Maximum | 10 feet ¹ | 20 feet ² | 50 feet ³ | 10 feet ¹ | 20 feet ² | None ⁴ |
| (b) Side Setback (unless specified below) ⁵ | 0 ⁵ feet | 0 ⁵ feet | 0 ⁵ feet | 0 ⁵ feet | 0 ⁵ feet | 0 ⁵ feet |
| (i) Adjacent to Single Family districts | 3 feet | 10 feet | 15 feet | 3 feet | 20 feet | 20 feet |
| (ii) Adjacent to Multi-Family districts | 3 feet | 10 feet | 15 feet | 3 feet | 20 feet | 20 feet |
| (c) Rear setback (unless specified below) | 0 feet | 0 feet | 0 feet | 0 feet | 0 feet | 0 feet |
| (i) Adjacent to Single Family districts | 3 feet | 10 feet | 15 feet | 3 feet | 20 feet | 20 feet |
| (ii) Adjacent to Multi-Family districts | 3 feet | 10 feet | 15 feet | 3 feet | 20 feet | 20 feet |