

ARTICLE 4A

BUSINESS AND INDUSTRIAL DISTRICT REGULATIONS

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4A.01 INTENT: The business and industrial districts (B-1, B-1A, B-2, B-3, B-4 and I-1) and their regulations are established in order to achieve, among others, the following purposes:

- (a) To promote and protect the public health and safety of Auburn Township property owners and residents.
- (b) To establish development standards in the commercial districts that effectively manage current and future development to maintain an acceptable balance between commercial development and the surrounding rural and residential areas.
- (c) To allow for a variety of uses in the Township's commercial districts, which allow for more flexibility in site development and also promote the preservation of the Township's rural character.
- (d) To allow and encourage opportunities for economic development within the Township while conserving and enhancing its rural and historic character.

4A.02 DISTRICTS ESTABLISHED: The Township is hereby divided into the following business and industrial districts:

- (a) **B-1 Districts:** B-1, General Business Districts are established to provide for a variety of business, office, and residential areas which are in keeping with the needs of the Township and its trade area. B-1 Districts shall be located to afford safe and convenient accessibility. The configuration of areas, lots and uses shall be sufficient to meet the standards and regulations of this Resolution. (9/6/01)

- (b) **B-1A Districts:** B-1A, Auburn Corners Retail Business Districts are established to provide for a variety of business, office, and residential areas in the Auburn Corners area which are in keeping with the needs of the Township and its trade area. B-1A Districts shall be located to afford safe and convenient accessibility. The configuration of areas, lots and uses shall be sufficient to meet the standards and regulations of this Resolution. (9/6/01)
- (c) **B-2 Districts:** B-2, "Village" Retail Districts are established to encourage a variety of retail, service and office uses in a compact, yet cohesive, "village center" environment in the Auburn Corners area that serves as the historic core for surrounding commercial areas. B-2 Districts shall be located to afford safe and convenient accessibility. The configuration of areas, lots and uses shall be sufficient to meet the standards and regulations of this Resolution. (12/31/03)
- (d) **B-3 Districts:** B-3, Retail/Motorist Service Districts are established to provide for highway-oriented businesses and services. B-3 Districts shall be located in close proximity to the interchange areas of limited access highways, and designed as buffers between such areas and other developments. B-3 Districts shall be located to afford safe and convenient accessibility. The configuration of areas, lots and uses shall be sufficient to meet the standards and regulations of this Resolution. (12/31/03)
- (e) **B-4 Districts:** B-4, Office/Light Industrial Districts are established to provide for a variety of business, office and light industrial uses which are in keeping with the business and employment needs of the Township and its trade area. Planned B-4 Districts shall be located to afford safe and convenient accessibility, and the configuration of areas, lots and uses shall be sufficient to meet the standards and regulations of this Resolution.
- (f) **I-1 Districts:** I-1, General Industrial Districts are established to provide for industrial areas with a variety of business and manufacturing uses which are in keeping with the business and employment needs of the Township and its trade area. I-1 Districts shall be located to encourage the separation of residential and non-residential traffic. The configuration of areas, lots and uses shall be sufficient to meet the standards and regulations of this Resolution. (9/6/01)

4A.03 ZONING MAP & DISTRICT BOUNDARIES: Districts and their boundaries are shown on the Zoning Map (see Appendix B of this Resolution) and are included in the legal descriptions set forth in Exhibits 1 through 20. Appendix B and said Exhibits shall be a part of this Resolution. The official Zoning Map shall be located in the office of the Fiscal Officer, who shall be responsible for its custody and safe-keeping and shall not be removed therefrom except by Township officials for the purpose of conducting Township business. The official Zoning Map shall be identified by the original signature of the Township Trustees and attested to by the Fiscal Officer together with the date of its adoption and effective date.

The area enclosed by a district boundary shall be in the district designated therein on the Zoning Map. Where uncertainty occurs as to the precise location of a boundary, the following shall apply:

- (a) **Rights-of-Way:** Where a district boundary appears within a right-of-way, its centerline shall be the boundary. Should a right-of way be vacated, the abutting district shall be extended to its centerline.
- (b) **Lot Lines:** Where a district boundary appears to follow a lot line, this line shall be the boundary.
- (c) **Interpretation:** Should the Zoning Inspector be unable to determine the location of a district boundary according to (a) or (b) above, its location shall be determined by the Zoning Board of Appeals.

4A.04 USE REGULATIONS: Lots, buildings and structures shall be used in compliance with the regulations contained within Article 4A, and only for the uses contained herein.

- (a) **Uses Permitted by Right:** A use listed in Schedule 4A.05 shall be permitted as a principal, or main, use in a district when denoted by the letter "P", provided that all requirements of this Zoning Resolution and other Township resolutions have been met.
- (b) **Conditional Uses:** A use listed in Schedule 4A.05 shall be permitted as a conditional use in a district when denoted by the letter "C", provided the Board of Zoning Appeals first makes the determination that all applicable requirements of this Resolution have been met. See also Section 5.03 and Article 6.
- (c) **Accessory Uses:** Such use shall be permitted as a subordinate building or use when it is clearly incidental to and located on the same lot as the principal building or use. See also Section 5.02.
- (d) **Prohibited Uses:** See 5.05(a). 6/2021
- (e) **Minimum Lot Requirements:** The minimum lot requirements for uses in the commercial and industrial districts are specified in Schedule 4A.06.
- (f) **Required Parking Spaces:** Depending on its use, each lot shall have at least the required parking spaces specified in Schedule 4A.09(c).
- (g) **Maximum Total Sign Areas:** Depending on its use, the total area of all signs on a lot exclusive of billboards, shall not be greater than that specified in Section 5.02(i).
8/15/18
- (h) **Height Regulations:** See Schedule 4A.08.

4A.05 SCHEDULE OF USES:

Schedule 4A.05: Schedule of Uses

LAND USE CATEGORY	B-1 General Business District (1)	B-1A Auburn Corners Retail Business District	B-2 "Village" Retail District	B-3 Retail/Motorist Service District	B-4 Office/Light Industrial District	I-1 General Industrial District
(a) Residential						
(1) Detached Single Family Dwelling	P	P	P	N/P	N/P	N/P
(2) Family Cemetery (5)	P	P	P	P	P	P
(3) Nursing Homes and Residential care facilities	N/P	N/P	N/P	N/P	C	N/P
(b) Offices						
(1) Medical clinics	P	P	P	P	P	N/P
(2) Reserved 6/6/07						
(3) Professional, administrative, executive, and real estate	P	P	P	P	P	P
(4) Reserved (6/2021)						
(c) Retail/Services						
(1) Retail in completely enclosed buildings	P	P	P	P	C (3)	C (3)
(2) Reserved (6/2021)						
(3) Animal hospital, Veterinary clinic and offices	P	P	P	P	P	P
(4) Reserved (6/2021)						
(5) Bank, financial institution	P	P	P	P	P	N/P
(6) Drive-thru facilities in association with a principal use	P	P	P	P	P	C
(7) Funeral Home	P	P	P	N/P	P	N/P
(8) Landscaping & Tree Service	N/P	N/P	N/P	N/P	N/P	C
(9) Reserved (6/2021)						
(10) Restaurants taverns & breweries	P	P	P	P	P	C
(11) General Businesses (4)	P	P	P	P	P	C
(12) Reserved 6/6/07						
(13) Child Day Care Facility	C	C	C	C	C	C

(d) Lodging Establishments						
(1) Bed-and-Breakfast	N/P	C	C (7/21/10)	N/P	N/P	N/P
(2) Hotel, motel	N/P	N/P	N/P	P	P	N/P
(e) Automotive Uses						
(1) Auto repair garage	C	C	N/P	C	C	C
(2) Auto service station	C	C	C	C	C	C
(3) Automobile sales	C	C	N/P	N/P	N/P	N/P
(4) Car wash	C	C	N/P	C	C	C
(5) Reserved						
(6) Tractor-trailer services – repair, overnight parking, fuel sales (3/11/08)	N/P	N/P	N/P	N/P	N/P	P
(f) Community Facility						
(1) Party Center (2/25/09)	C	C	C	N/P	C	N/P
(2) Private Recreation Facilities	C	C	N/P	N/P	C	C
(3) Public Facilities	P	P	P	P	P	P
(4) Hospitals	C	C	N/P	N/P	C	N/P
(5) Schools, private	C	C	C	N/P	C	C
(6) Schools, public	P	P	P	N/P	P	P
(g) Industry						
(1) General industries	N/P	N/P	N/P	N/P	P	P
(2) Light industries (in completely enclosed buildings)	N/P	N/P	N/P	N/P	P	P
(3) Warehouses	N/P	N/P	N/P	N/P	P	P
(4) Self-Storage Facilities	C	N/P	N/P	N/P	C	C
(5) Sexually Oriented Businesses	N/P	N/P	N/P	N/P	N/P	C
(h) Billboards						
(1) Billboards	C	C	C	C	C	C
<p>P = Permitted Use C = Conditional Use N/P=Not Permitted (1) R-1 District permitted main and conditional uses apply to B-1 District. 8/20/14 (2) <i>Reserved</i> (3) Limited to if it is manufactured on site. (4) In completely enclosed buildings (see General Business definition) (5) For the protection and sanctity of the family cemetery, an affidavit of fact per O.R.C. 5301.252 regarding notice of its location should be filed with the County Recorder’s office. 2/2025</p>						

4A.06 LOT REQUIREMENTS: The minimum lot requirements for uses in the commercial and industrial districts are specified in Schedule 4A.06.

Schedule 4A.06: Lot Requirements

	B-1 General Business District (4)	B-1A Auburn Corners Retail Business District	B-2 "Village" Retail District	B-3 Retail/Motorist Service District	B-4 Office/Light Industrial District	I-1 General Industrial District
(a) Minimum Lot Area						
All uses except as noted below	1.5 acres ⁽¹⁾	2 acres	none	2 acres	2 acres	1.5 acres ⁽¹⁾
1 Reserved (6/2021)						
2 Nursing Homes and Residential care facilities	N/P	N/P	N/P	N/P	3 acres	N/P
3 Hospital	3 acres	3 acres	N/P	N/P	3 acres	N/P
(b) Minimum Lot Width						
All uses except as noted below	150 feet ⁽³⁾	175 feet ⁽³⁾	none	175 feet ⁽³⁾	175 feet ⁽³⁾	150 feet ⁽³⁾
1 Reserved (6/2021)						
2 Nursing Homes and Residential care facilities	N/P	N/P	N/P	N/P	200 feet	N/P
3 Hospital	200 feet	200 feet	N/P	N/P	200 feet	N/P
(c) Maximum Lot Coverage						
(1) Buildings Only	30%	30%	none	30%	30%	30%
(2) Buildings and Parking All uses	none	40%	80%	40%	40%	none
<p>N/P Not a permitted use in this district. (1) Corner lots shall have a minimum lot area of 2.0 acres. (2) Reserved (3) Corner lots shall have a minimum lot width of 200 feet. (4) R-1 District permitted main and conditional uses apply to B-1 District. 8/20/14 (5) Reserved</p>						

4A.07 BUILDING SETBACK REQUIREMENTS: Every principle and accessory building shall be located on a lot in compliance with the setback requirements set forth in Schedule 4A.07.

Schedule 4A.07: Building Setback Requirements

	B-1 General Business District ⁽⁶⁾	B-1A Auburn Corners Retail Business District	B-2 "Village" Retail District	B-3 Retail/Motorist Service District	B-4 Office/Light Industrial District	I-1 General Industrial District
(a) Front Yard						
(1) Minimum setback	75 feet	75 feet	40 feet	125 feet	125 feet	75 feet
(b) Side Yards						
(1) Adjoining a Residential District (minimum setback)	50 feet ⁽⁵⁾	100 feet	100 feet	100 feet	100 feet ⁽³⁾	50 feet
(2) Adjoining a Non- Residential District (minimum setback)	30 feet ⁽⁴⁾⁽⁵⁾	30 feet	10 feet	30 feet	30 feet	30 feet
(c) Rear Yards						
(1) Adjoining a Residential District (minimum setback)	100 feet ⁽⁵⁾	100 feet	100 feet	100 feet	100feet ⁽³⁾	100 feet
(2) Adjoining a Non- Residential District (minimum setback)	50 feet ⁽⁵⁾	30 feet	10 feet	30 feet	30 feet	50 feet
(*) Deleted effective 12/31/03. (2) Deleted effective 6/06/07 (3) Deleted effective 6/2021 ⁽⁴⁾ Unless the main buildings on adjoining lots are connected by a party wall. ⁽⁵⁾ See also 5.03(d)(1) and 5.03(e)(1). ⁽⁶⁾ R-1 District permitted main and conditional uses apply to B-1 District. 8/20/14 (7) Deleted effective 6/2021						

4A.08 HEIGHT REGULATIONS: No building in a business or industrial district shall exceed the following heights:

Schedule 4A.08: Height Regulations

	B-1 General Business District ⁽¹⁾	B-1A Auburn Corners Retail Business District	B-2 "Village" Retail District	B-3 Retail/Motorist Service District	B-4 Office/Light Industrial District	I-1 General Industrial District
(a) Principal Building	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
(b) Accessory Building	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
⁽¹⁾ R-1 District permitted main and conditional uses apply to B-1 District. 8/20/14						

4A.09 OFF-STREET PARKING REQUIREMENTS:

- (a) **B-1A, B-2, B-3 and B-4 Districts:** See also 5.02 (e). (3/6/13)
- (1) **Required Parking Spaces:** Off-street parking spaces shall conform to the requirements specified in Schedule 4A.09(c).
 - (2) **Required Loading Spaces:** One (1) loading space at least 12 feet wide and 50 feet long, with 15 feet of clearance, excluding any other parking spaces or circulations areas on the lot, shall be required per 5,000 square feet of floor area or outdoor sales area involving the exchange of goods. Loading facilities shall be located entirely within enclosed main buildings, or in side or rear yards.
 - (3) **Location:** Off-street parking and loading areas shall be located in compliance with the minimum setbacks, measured from the road right-of-way or property line, as specified in Schedule 4A.09(d), unless otherwise noted. 11/19/13
- (b) **B-1 and I-1 Districts:** See also 5.02(f). (3/6/13)
- (1) **Required Parking Spaces:** Off-street parking spaces shall conform to the requirements specified in Schedule 4A.09(c).
 - (2) **Required Loading Spaces:** See 5.02(f). (3/6/13)
 - (3) **Location:** Off-street parking and loading areas shall be located in compliance with the minimum setbacks, measured from the road right-of-way or property line, as specified in Schedule 4A.09(d), unless otherwise noted. 11/19/13