

VILLAGE OF DENNISON, OHIO

ZONING CODE

ORDINANCE NO. 2052

ADOPTED BY VILLAGE COUNCIL SEPTEMBER 3, 1998

ARTICLE VII **CENTRAL BUSINESS DISTRICT**

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700 District Objectives

District regulations are established in this section to carry out the purposes which are stated in the preamble to this Zoning Code and especially to achieve the following objectives:

- 700.1 To account for a portion of the Village that has unique characteristics and serves as center of business and commerce.
- 700.2 To encourage the concentration of businesses and services that are particularly suited to walk-in traffic and are essential to the maintenance and growth of the economic health of the Village.
- 700.3 To prohibit the development of uses which would be detrimental to or act as blighting influences on the Central Business District as presently constituted.

701 Permitted Principal Uses

To carry out the general purposes of this Zoning Code and the objectives of the Central Business District, the following principal uses are permitted within the Central Business District:

701.1 Offices: Administrative and professional offices and services including: banking, finance companies, securities sales and services, insurance sales and services, real estate sales and services, legal services, architectural services, engineering services, medical and dental services including out-patient clinics, governmental administrative offices and functions, and administrative offices of businesses, utilities and other organizations.

701.2 Retail Sales:

- (1) The sale of food and beverages; eating and drinking places excluding those that sell for on premises consumption of alcoholic beverages.
- (2) The sale of general merchandise and dry goods, including: drugs, gifts, antique and art goods, flowers, pets and supplies with the exclusion of kennels, periodicals, books, cameras, musical instruments and supplies, sporting and athletic goods, wearing apparel, household hardware, hand tools, paint, garden supplies, appliances, china, jewelry, furniture, floor and wall coverings, radios and other electronic equipment, televisions, and bicycles.

(3) Wholesale offices and showrooms, provided that storage is limited to samples.

701.3 Services:

- (1) Personal services such as beauty and barber shops and interior decorating.
- (2) Custom work shops for the making of articles to be sold only at retail on the premises.
- (3) Laundries and Laundromats, tailors, pressing and dry cleaning shops in which only non-explosive and non-flammable solvents are used.
- (4) Repair services for such items as household appliances, shoes, electronic equipment and televisions.
- (5) Photographic developing, blue printing, letter printing, job printing and photocopying.

701.4 Dwelling Units: Provided that they are located in the same building in which at least one of the uses in subsections (.1), (.2), (.3) or (.5) hereof is located and that such dwelling units are located only in the second story or any story above the second story.

701.5 Civic: Churches and other places of worship, art galleries, museums, libraries, memorials, monuments, fraternal organizations and private clubs.

701.6 Recreational: Parks, indoor theaters.

701.7 Similar Principal Uses: Any other general commercial use not listed above or as a permitted principal use or conditional use in any other District and determined as similar by the Board of Zoning Appeals in accordance with the standards set forth in Article XVI of this Ordinance.

In the Central Business District, all permitted principal uses, except drive-up banking facilities and outside dining associated with a permanent eating and drinking establishment located in the Central Business District, shall be conducted wholly within enclosed buildings.

702 Height Regulations For Permitted Principal Uses

702.1 Permitted Principal main and accessory buildings in the Central Business District may not exceed a height of sixty (60) feet, with the exclusion of spires, belfries, cupolas, antennae, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

703 Off-Street Parking Requirements For Permitted Principal Uses

In the Central Business District off-street parking shall be provided for permitted principal uses as follows:

703.1 Off-street parking spaces shall not be required to be provided in conjunction with Offices, Retail Sales Establishments, Services Establishments and Dwelling Units as enumerated in Section 701 above, Permitted Principal Uses. Off-street parking areas that are provided in conjunction with these uses, however, must be constructed in conformance with the standards set forth below in subsections (.3), (.4).

703.2 Off-street parking spaces for civic and recreation uses shall be provided in quantities not less than set forth in the following schedule:

<u>Principal Use</u>	<u>Required Spaces</u>
Church or other place of worship	One for each five (5) seats in the main assembly room.

Art galleries, libraries, museums	Ten (10) plus one (1) additional for each 300 SF of floor area in excess of 2,000 SF
Fraternal Organizations, Private clubs	One (1) for each five (5) seats in the main auditorium or assembly room. If eating and drinking are provided on site, then off-street parking shall be one (1) for each 50 SF of gross floor area.
Indoor theaters	One (1) for each five (5) seats in the main auditorium.
Gaming and Recreational Facilities	One (1) parking space for every five (5) machines on the premises.

A building occupied by one use shall provide off-street parking as required for the specific use. A building or a group of buildings occupied by two or more uses shall provide spaces for not less than the sum of the spaces required for each use.

- 703.3 Each side of a parking area in the Central Business District which is less than ten (10) feet from a street right-of-way line shall be effectively screened with dense, evergreen hedges. Such hedges shall not be less than two (2) feet or more than six(6) feet in height.
- 703.4 All required off-street parking spaces shall be provided on the same lot as the use served.
- 703.5 Each use shall be permitted one two-way access driveway or two one-way access driveways for each seventy-five (75) feet of street and alley frontage of the lot occupied by that use. Such access driveways shall be at least ten (10) feet, but not more than twelve (12) feet, in width for each direction, and shall not be located less than fifteen (15) feet from any other access driveway which intersects the same street or alley as the proposed access driveway.
- 703.6 Off-street parking areas shall be so designed that all required parking spaces are accessible and that no parking or maneuvering incidental to parking shall be on any street, alley or sidewalk.
- 703.7 Adequate area shall be provided on each lot for the accumulation of snow which is removed from the off-street parking areas located on that lot.
- 703.8 If a lot is already built upon, then the required off-street parking spaces for any new use built upon the same lot shall be provided only within the area remaining after all applicable yard, lot coverage lot area and off-street parking requirements have been applied to the existing use.
- 703.9 A parking garage or carport which faces a street or an alley shall be located at least twenty (20) feet from the right-of-way line of such street or alley.

704 Special Regulations For Drive-in Banking Facilities

Each drive-in banking facility shall conform to the following requirements, in addition to all other applicable regulations, before being permitted in the Central Business District:

- 704.1 A drive-in banking facility shall only be permitted if it is an integral part of, and clearly incidental and subordinate to, a walk-in banking facility. The number of bays of a drive-

in banking facility shall be less than the number of teller windows of the walk-in banking facility it is accessory to.

- 704.2 Five (5) vehicle waiting spaces shall be expressly designated and provided for each bay of a drive-in banking facility.
- 704.3 Only one two-way access driveway or two one-way access driveways shall be permitted for each drive-in banking facility. Such access driveways shall be at least ten (10) feet, but no more than twelve (12) feet, in width for each direction, and shall not be located less than fifteen (15) feet from the right-of-way line of an alley which intersects the same street or alley as the proposed access driveways, or less than twenty-five (25) feet from the right-of-way line of a street which intersects the same street or alley as the proposed access driveways. No access driveway shall be located less than fifteen (15) feet from any other access driveway which intersects the same street or alley as the proposed access driveway.

705 Special Regulations For Outdoor Eating and Drinking Establishments

Each outdoor eating and drinking establishment shall conform to the following requirements, in addition to all other applicable regulations, before being permitted in the Central Business District:

- 705.1 An outdoor eating and drinking establishment shall only be permitted if it is integral part of, and clearly incidental and subordinate to, a walk-in, sit-down eating and drinking establishment. The number of seats of an outdoor eating and drinking facility shall be less than the number of seats of the walk-in, sit-down eating and drinking establishment it is accessory to.
- 705.2 The outdoor eating and drinking establishment shall not be placed upon any public streets or alleys or rights-of-way thereof.
- 705.3 The outdoor eating and drinking establishment shall be fully contained on the same lot occupied by the permitted principal use, or upon an adjoining lot if such lot is under the legal control of the person or persons conducting such principal use.

706 Permitted Accessory Uses

In the Central Business District accessory uses, buildings or structures may be established provided such uses are customarily accessory and clearly incidental and subordinate to the permitted principal use. Accessory uses in the Central Business district may include the following:

- 706.1 Garages or carports, storage sheds or other storage structures clearly incidental to the permitted principal uses.
- 706.2 The placement, number and nature of signs shall be governed by the following regulations:
- (1) No more than two (2) identification signs shall be permitted for each permitted principal use provided such signs do not exceed twelve(12) SF in area each.
 - (2) A single, non-illuminated real estate sign advertising the sale, rental or lease of the premises or part of the premises on which the sign is displayed, during the period of active effort to sell, rent or lease such premises shall be permitted provided such sign is removed promptly after an agreement to sell, rent or lease is entered into.
 - (3) Political signs shall be permitted provided they are not erected more than thirty (30) days prior to the election for which they are intended and are removed within forty-eight (48) hours after such election.
 - (4) A single non-illuminated construction sign shall be permitted on the site of a building under construction, remodeling or renovation provided such sign is used for

identification purposes only and does not exceed forty (40) SF in area.

(5) Directional signs shall be permitted provided they do not exceed four (4) SF in area.

(6) Temporary signs related to a specific holiday, religious event or historical observance, or to an event conducted by a church or by a public or private non-profit school or college, or to a community event, or to a porch, garage or yard sale, shall be permitted. Such signs shall not be erected more than thirty (30) days prior to an event, holiday or observance for which they are intended and shall be removed forty-eight (48) hours after such event, holiday or observance.

(7) Temporary signs related to a sale to be held on the premises shall be permitted.

(8) The maximum total area of all the on-site signs located on the premises of a permitted principal use shall not exceed eighty (80) SF.

(9) All on-site signs shall be attached to a building wall, marquee, canopy or other similar weather cover. No sign shall be attached to or project from the roof of a building, nor shall any sign extend beyond the top or end of the wall, marquee, canopy or weather cover to which it is attached. No portion of any sign shall project outward more than one (1) foot from the face of the wall, marquee, canopy or weather cover to which it is attached. (10) Illuminated signs shall be permitted unless specifically prohibited.