

CHAPTER 1341
"C-1" Central Business District

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| <p>1341.01 District, purpose, and regulations established.</p> <p>1341.02 Permitted uses.</p> <p>1341.03 Conditional uses.</p> | <p>1341.04 Area, height and yard regulations.</p> |
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CROSS REFERENCES

- Off-street parking facilities - see Ohio R.C. 717.05 et seq.
 Established - see P. & Z. 1329.01
 Exceptions and modifications - see P. & Z. Ch. 1345
 Nonconforming uses - see P. & Z. Ch. 1347
 Off-street parking and loading - see P. & Z. Ch. 1349
 Signs - see P. & Z. 1351.05

1341.01 DISTRICT, PURPOSE, AND REGULATIONS ESTABLISHED.

The regulations set forth in this chapter, or set forth elsewhere in this Zoning Ordinance, when referred to in this chapter, are the district regulations in the "C- 1" Central Business District.

The "C- 1" Central Business District is established for the following purposes:

- (a) To provide for a Central Business District that offers a variety of retail, service and civic establishments which are required to serve the trade area and which serve as a focal point for the City.
- (b) To encourage residential uses in order to maintain a population base in the Central Business District, but in a manner which shall not detract from the area as a commercial center.
- (c) To stimulate and protect economic activity in the commercial center and, indirectly, throughout the community by ensuring the continued economic competitiveness and attractiveness of the City's commercial core.
- (d) To encourage the development, redevelopment and use of properties in a manner compatible with the character of the downtown area and consistent with the protection of property values.

(Ord. 96-82 AC. Passed 9-16-96.)

1341.02 PERMITTED USES.

No building, structure, or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses and in conformity with the standards set forth herein:

- (a) Establishments engaged in retail trade and wholesale trade accessory to an establishment engaged in retail trade, except the retail sale or accessory wholesale trade of automobiles, trucks, trailers, or similar equipment.
- (b) Eating and drinking establishments.
- (c) Establishments engaged primarily in the fields of finance, insurance and real estate, such as:
 - (1) Financial institutions.
 - (2) Insurance company.
 - (3) Real estate brokerage.
 - (4) Title company.
- (d) Service establishments generating a high volume of walk-in traffic such as:
 - (1) Barber or beauty shop.
 - (2) Dry cleaner, laundry, Laundromat.
 - (3) Shoe repair.
 - (4) Copy services.
- (e) Public buildings such as:
 - (1) Libraries.
 - (2) Post Office.
 - (3) Municipal, county, state or federal government buildings.
- (f) Theaters, art galleries, and museums.
- (g) Accessory uses clearly incidental to the principal uses permitted on the same premises, including repair of goods sold on the premises.
- (h) Medical and other health services, hospitals, and clinics.
- (i) General, professional, administrative or business offices.
- (j) Schools and other establishments offering classes such as:
 - (1) Trade schools.
 - (2) Dance or music instruction.
- (k) Dwelling units, on a floor other than the first floor or the street-level floor.
- (l) Hotel.
(Ord. 96-82 AC. Passed 9-16-96.)

1341.03 CONDITIONAL USES.

The following uses may be established in the C-1 District if approved by the Planning Commission according to the procedures and standards for a Conditional Use Permit:

- (a) Other uses determined by City Council to be similar uses.
- (b) Drive-in facility as an accessory use to a permitted or conditionally permitted use.
- (c) Church or temple.
- (d) School.
- (e) Bed and Breakfast Inn.
- (f) Outdoor sales, storage, display as an accessory use to a permitted or conditionally permitted use.
(Ord. 96-82 AC. Passed 9-16-96.)
- (g) Farmers' markets. (Ord. 99-35AC. Passed 6-7-99.)

1341.04 AREA, HEIGHT, AND YARD REGULATIONS.

(a) **Front, Side, and Rear Yards.** Buildings shall be built flush with the sidewalk and have their facades aligned with and, where possible, jointed to those of adjacent buildings. No setback from the front and side building lines of a parcel shall be permitted except to allow for a pedestrian use area or for variations in entry features as approved by the Planning Commission. A building not sharing a common wall with an adjacent building shall maintain the minimum separation specified in the building code.

New construction and reconstruction of buildings shall be so designed as to maintain a consistent and complete facade from lot to lot without gaps between buildings except where required for driveways, pedestrian ways, utility corridors, compliance with fire or building codes, or other reasons approved by the Planning Commission.

Side or rear yards adjacent to residential districts and not separated by a public right of way shall comply with the yard requirements of the adjacent residential district.

A rear yard is not required, except where a lot abuts upon a residential district, in which case there shall be a rear yard of not less than ten (10) feet in depth.

(Ord. 96-82AC. Passed 9-16-96.)

(b) **Height.** The height of new or altered buildings shall be similar to and compatible with the heights of existing buildings in the block in which they are located as approved by the Planning Commission, and provided that no building shall be less than twenty (20) feet nor two (2) stories in height except for additions to the rear of existing buildings as approved by the Commission. (Ord. 01-01AC. Passed 2-5-01.)