

CHAPTER 143  
CB Convenience Business District

143.01	Establishment.	143.04	Outside sale of equipment and merchandise.
143.02	Use regulations.		
143.03	Height, area, yard and bulk.	143.05	Conditions for Shopping Center Mall.

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143.01 ESTABLISHMENT.

In accordance with Sections 101.02 and 131.04(c) and to promote and regulate development of lands within the Township to serve the daily needs of residents for good and services, taking into account the functional capacities of available central sewage treatment facilities, the CB Convenience Business District is established along with the following regulations.

143.02 USE REGULATIONS.

(a) Permitted Uses. Only the following uses shall be permitted:

No Zoning Certificate Required.

Bainbridge Township government buildings and uses.

Public utility or railroad as exempted by Ohio R.C. 519.21.

Zoning Certificate Required.

Professional, medical, administrative, business and sales offices and office buildings.

Banks and other similar financial institutions, and loan companies.

Business, trade or vocational schools and classes or instruction involving music, dance, exam preparation, self-defense, self-improvement and weight loss.

Preparation and processing of food and beverages to be retailed on the premises including bakeries, delicatessens, meat markets, confectionery shops, ice cream parlors, soda fountains, taverns and restaurants including carry-out or drive-in restaurants.

Food sales including convenience and beverage stores, and frozen food lockers.

Drug stores, retail stores and shops selling the following merchandise: variety home items and consumables; hardware and paint stores; floor and wall coverings; pharmaceuticals; surgical, medical, dental and optical instruments and supplies; stationery and office supplies; cards; tobacco; reading material; musical instruments and supplies; athletic equipment, clothes and supplies; photo equipment, supplies and processing; records, tapes and supplies; video sales and lease;

Bainbridge Township Zoning Resolution

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clothing, footwear and headwear; linens, drapery and fabrics; luggage; appliances; lamps and lighting fixtures; toys; bicycles, supplies and repairs; auto parts and supplies.

Specialty retailers selling the following

merchandise: flowers, plants and gifts; seed, lawn and garden equipment and supplies; hobbies and crafts; pet stores, supplies and grooming; artwork; antiques; jewelry, silverware and watches; glassware; handbags and leather goods; novelties; paper goods; vehicles and boats.

Personal service establishments including tailors, furriers, dressmaking or sewing; barbers and beauticians; dry cleaning, laundries and laundromats; carpet and upholstery cleaning; shoe, leather, watch, clock, lamp, camera, radio, television and appliance repair; photo and art studios; photocopying and printing; travel bureaus; picture framing; interior decorating; custom signs and lettering; locksmiths, alarm and security systems; and caterers.

Indoor Theater for Motion Pictures.

- (b) Conditional Uses. Only the following conditional uses shall be permitted after obtaining a conditional zoning certificate:

Places of worship provided no part of any building or land shall be used for business, commercial use or non-place of worship related activities. **[Adopted 10/26/98]**

Child day-care center as licensed by the State.

Governmental buildings and uses.

Lodges and fraternal organizations.

Museums, art galleries and libraries.

Funeral homes but not including crematoriums.

Hospitals, clinics and emergency care centers.

Veterinary hospitals.

Service station garages or repair garages provided:

such uses are served by central sewage disposal facilities; no part of such premises is located within 3000 feet from any lot line of another lot of service station garage or repair garage use; no motor vehicle shall be parked nor shall any pump or pump island be located on the premises closer than thirty (30) feet from the right-of-way line of any dedicated street; no rental trailers may be stored or displayed outside, and; no repair work on motor vehicles shall be done except within a building.

Gameroms provided: no such use shall be located within 1500 feet of any school, park, playground, place of worship, **[Adopted 10/26/98]** library or another gameroom; not more than thirty percent (30%) of the net interior floor area shall be occupied by tables, machines, games or amusement devices; an attendant over twenty-one (21) years of age shall exclusively supervise the operation and conduct at

all times when open for business; no attendant shall permit any person under eighteen (18) years of age to be on the premises prior to 4:00 p.m. on any day that public schools are open for regular school attendance or after 9:00 p.m. if public schools are open the next day.

Shopping Center Mall.

Shopping Strip Center. [Adopted 5/22/2000 - Z-2000-2]

Indoor Golf Driving Range. [Adopted 1/27/96]

Outdoor Miniature Golf Course as an accessory use to Indoor Golf Driving Range. [Adopted 3/16/98]

- (c) Accessory Uses. Only the following accessory uses or accessory structures shall be permitted after obtaining a zoning certificate:
- Wind energy systems including windmills and wind generators.
  - Ground mounted satellite dishes and UHF television antennas, and roof-mounted satellite dishes and UHF television antennas extending more than twelve (12) feet in height above the roof from the point of anchorage.
- (d) Address Numbers. All business addresses must be posted in front of or on the front of the building at least twenty four inches (24") above the finished grade or affixed to a roadside mailbox located within thirty feet (30') of the lot. Address numbers must be clearly visible from the road.

#### 143.03 HEIGHT, AREA, YARDS AND BULK.

All uses, buildings and structures located within the CB Convenience Business District shall conform to the following requirements:

- (a) Minimum Lot Area. Lots shall have a minimum area of one acre (43,560 square feet), exclusive of streets or public rights of way and lands subject to easements of record.
- (b) Minimum Lot Width. All lots shall have a minimum width of one hundred fifty (150) feet.
- (c) Maximum Lot Coverage. Lot coverage shall not exceed forty percent (40%).
- (d) Minimum Yard Dimensions.
  - (1) Front yards. No building or structure, including paved or graveled areas other than roadways or driveways not used for the parking of vehicles, shall be located less than seventy (70) feet from the right of way of any dedicated street or public right of way. For lots abutting State or Federal highways, such distance shall be increased to one hundred (100) feet from the right of way of such highways. For lots wholly or partly abutting a residential district, including lots abutting a residential district on the center line of a dedicated street or right of way, such distance shall be increased to one hundred (100) feet from the right of way of all dedicated streets or rights of way lying wholly or partly within the residential district.

- (2) Side yards. Each lot or separate development shall have side yards, free of all buildings and structures including paved or graveled areas, of not less than twenty (20) feet; except that parking or loading areas may be located up to the boundary line of an adjacent property where such areas serving the establishment are shared with or coordinated with similar areas serving such adjacent property. For lots wholly or partly abutting a residential district, a side yard of not less than forty (40) feet shall be maintained free of all buildings and structures including paved or graveled areas along all boundary lines abutting such residential district. No commercial building shall be located less than one hundred (100) feet from the boundary line of any lot located in a residential district.
- (3) Rear yards. A rear yard of not less than fifty (50) feet shall be maintained free of all buildings and structures including paved and graveled areas. For lots abutting a residential district, the rear yard shall be increased sixty (60) feet along the boundary line adjacent to a residential district.
- (e) Maximum Height. No building or other structure shall exceed a height of thirty-five (35) feet or two and one-half (2.5) stories, whichever is less other than indoor theaters for motion picture use which shall be no higher than forty-five (45) feet, with any building between 40 and 45 feet having automatic smoke vents or the currently deemed acceptable device for smoke ventilation.
- (f) Parking and Loading. Off-street parking and loading shall conform to requirements of Chapter 169.
- (g) Screening and Landscaping. All yards shall be entirely landscaped. Where the lot line of a parcel abuts a residential district, a solid wall or uniformly painted fence not less than five (5) nor more than six (6) feet in height shall be constructed and maintained along such lot line. In the alternative, a strip of land densely planted with shrubs or trees and not less than four (4) feet wide may be maintained along such boundary line, so as to form a year-round dense visual screen.
- (h) Minimum Front Lot Lines. All front lot lines shall be a minimum of one hundred fifty (150) feet.
- (i) Ground mounted satellite dishes or ground mounted antennas shall be restricted to rear yards.

143.04 OUTSIDE SALE OF EQUIPMENT AND MERCHANDISE.

Except for farm markets and roadside stands, no equipment merchandise or food except for Xmas trees or nursery stock shall be permanently displayed for sale in the open or outside any building. Except for and during actual loading or unloading, no trailer shall be parked on any lot for the receipt, storage or sale of any equipment, merchandise or food therefrom. No tents or stands shall be erected on any lot for the receipt, storage or sale of equipment, merchandise or food, with the exception of charitable events sponsored by a non-profit organization. [Adopted 4/27/96]

143.05 CONDITIONS FOR SHOPPING CENTER MALL.

- (a) The uses set forth in Section 143.02(a) shall be permitted uses in a Shopping Center Mall along with supermarkets and department stores.
- (b) The shopping center mall shall be constructed as a single unitary structure and all uses shall have direct access from the interior of the enclosed mall. The mall shall contain a minimum of two (2) anchor tenants, each with not less than 75,000 square feet of usable area.
- (c) The entrances and exits to a Shopping Center Mall shall be planned to cause the least amount of traffic congestion. No access point shall be located closer than 125 feet from the intersection of two or more streets. There shall not be more than two (2) access points on any street.
- (d) The permanent outdoor storage, display, servicing or repair of equipment, goods or merchandise shall be prohibited, irrespective of whether or not such are for sale.
- (e) The minimum area to develop a Shopping Center Mall shall be 100 acres.
- (f) Not more than forty percent (40%) of the area shall be occupied by buildings and structures.
- (g) The maximum height of the building shall be thirty-five (35) feet or two and one-half (2.5) stories, whichever is less.
- (h) Trash compactors, dumpsters or other similar facilities shall be screened from public view and may be located in the loading/unloading areas.
- (i) Outdoor lighting shall be designed by an illuminating engineer to prevent glare or direct light on abutting public or private property. Outdoor lighting shall be diminished after 10:00 p.m. except for security or occasional special event lighting.