

**Article 1000**  
**Business District Regulations**

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**1001 PURPOSE.**

Business districts and their regulations are established in order to achieve, among others, the following purposes:

- a. The Neighborhood Business District, NB-1, is created to provide for the retailing of convenience goods and essential personal services, in order to satisfy the daily and weekly household and personal needs of the surrounding residential neighborhoods. Strip zoning in this district is prohibited.
- b. The General Business District, GB-1, is created to provide retailing and personal services which require larger tracts of land and encompass a larger service area than that of the Neighborhood Business District. This district is so designed to permit commercial development of permitted uses which will be limited only by standards set forth to protect the abutting districts and as directed against the extension of strip zoning. The General Business District shall be considered for use in limited areas adjacent to the major activity centers and in accessible locations along arterial streets on the major thoroughfare plan. Strip zoning in this district is prohibited.
- c. The Motorist Service District, MS-1, is created to achieve, among others, the following purposes:
  1. To provide districts on major roads in the immediate vicinity of freeway interchanges to serve the needs of the motoring public;
  2. To protect and stabilize development from traffic congestion and hazards by regulating the intensity of use, by requiring off-street parking, loading and on-site circulation facilities, and by regulating the access to streets;
  3. To provide the maximum protection to existing and proposed residential areas.

**1002 PERMITTED USES.**

In the NB-1, GB-1 and MS-1 Districts, land and structures shall be used or occupied, and structures shall be erected, reconstructed, enlarged, moved or structurally altered, only for a use specified in subsections a. through c. below.

- a. Principal Uses. The principal uses enumerated in Schedule 1002 denoted with a “P”, are permitted by right in the district indicated provided that all requirements of this Resolution have been met.
- b. Conditional Uses. The categories of conditional uses enumerated in Schedule 1002 denoted with a “C”, may be permitted in the district indicated, provided they conform to the conditions, standards and requirements of Article 1500 and are approved for a particular zoning lot in accordance with the administrative procedures in Article 2300.
- c. Accessory Uses. The accessory uses, buildings and structures enumerated in Schedule 1002 denoted with an “A”, may be permitted in association with and subordinate to a permitted principal or conditional use in the district indicated provided they conform to the regulations in Section 1007.

**Schedule 1002**

PERMITTED USE	NB-1	GB-1	MS-1	For “C” Conditional Uses, See Also
<b>A. PROFESSIONAL/MEDICAL</b>				
1. Administrative, Business Professional and Medical Offices	P	P		--
2. Animal Hospital		C		1507.b.2
3. Funeral Homes		C		1507.b.8
4. Hospital		C		1507.b.9
5. Kennel		C		1507.b.10
6. Nursing Homes	P	P		--
7. Urgent Care Clinics		P		--

(continued...)

(ref: Schedule 1002)

PERMITTED USE	NB-1	GB-1	MS-1	For “C” Conditional Uses, See Also
<b>B. RETAIL/SERVICES</b>				
1. Retail in wholly enclosed buildings	P	P		--
2. Personal Services (hair care, dry cleaner, shoe repair, self-service laundry, etc.)	P	P		--
3. Repair Services (e.g. small appliance repair, electronics)	P	P		--
4. Financial Establishment	P	P		--
5. Restaurant	P	P	P	--
6. Bar, Tavern, Night Club		C		1507.b.16
7. Hotels / Motels		P	P	--
8. Drive through/in facilities	C	C		1507.b.7
9. Outdoor display of goods for sale (garden supply, nursery, landscaping, lumber, etc.)		C		1507.b.11
10. Outdoor storage of materials used in association with a principal use		C		1507.b.12
<b>C. VEHICLE SALES AND SERVICE</b>				
1. Automobile and other vehicles sales		C		1507.b.3
2. Automobile repair garage		C		1507.b.4
3. Car wash		C	P	1507.b.5
4. Mobile home and recreational vehicle sales/service		C		1507.b.3
5. Service station	C	P	P	1507.b.14
<b>D. ENTERTAINMENT/ ARTS/RECREATION</b>				
1. Adult uses		P(see 316)		--
2. Indoor commercial recreation bowling alley, skating rink, membership sports/fitness club etc.		P		--
3. Libraries, museums		P		--
4. Outdoor commercial recreation		C		1507.b.6
5. Studios for arts, crafts or instruction: dance, exercise, martial arts, etc.		P		--
6. Theater, assembly hall, meeting place		C		--

(continued...)

**Amherst Township Zoning Resolution**  
**Article 1000 – Business District Regulations**

**11/20/24**

**(ref: Schedule 1002)**

PERMITTED USE	NB-1	GB-1	MS-1	For “C” Conditional Uses, See Also
<b>E. INSTITUTIONAL/OTHER</b>				
1. Child day care centers/adult day care centers	P	P		--
2. Church and other places of worship	C	C		--
3. Gas well		P		ORC 1509
4. Public safety facilities	P	P		--
5. Public utility transmission substations	C	C	C	Article 1500
6. Wireless telecommunication towers	P	P	P	Article 1900
7. Post-secondary or vocational educational institution		P		
8. Elementary and secondary educational institution		P <sup>(1)</sup>		<sup>(1)</sup> - See Condition
<b>F. ACCESSORY USES</b>				
1. Off-street parking and loading facilities	A	A	A	--
2. Signs	A	A	A	--
3. Accessory Buildings	A	A	A	--
4. Restaurants and other retail services within the same building as the principal use.			A	--
5. Swimming pools within a hotel/motel use		A	A	--
P = Principal use permitted by right C = Conditional use A = Accessory use permitted by right Blank Cell = Not permitted in district				
Notes to Schedule 1002: <sup>(1)</sup> Elementary and secondary educational or vocational institutions, controlled by, under contract with or affiliated with an (E)(7) permitted educational institution located on the same or an adjoining lot.				

**1003 MINIMUM LOT REQUIREMENTS.**

The minimum lot area, minimum lot width and maximum coverage of buildings are specified in Schedule 1003.

**Schedule 1003**

	NB-1	GB-1	MS-1		
			Car Wash, Service Station	Motel/ Hotel	Restaurant (1)
a. Minimum Lot Area	1 acre	1 acre	32,700 s.f.	3 acres (2)	1.5 acres
b. Minimum Lot Width					
1. Middle Ridge Road, S.R. 58, and S.R. 113	175 feet	175 feet	150 feet	200 feet	200 feet
2. All Other Streets	100 feet	100 feet	100 feet(c)	100 feet	100 feet
c. Maximum Percent of Lot Coverage by all Buildings	30%	30%	none	none	none
Notes to Schedule 1003: (1) If located in a separate building. (2) Shall be at least 3 acres or contain at least 1300 sq.ft. of lot area for each lodging unit, whichever is greater. (c) Shall be increased to 150 feet for corner lots.					

**1004 REQUIRED YARDS.**

All lots shall provide the following minimum front, side and rear yards specified in Schedule 1004, unless otherwise permitted by this Resolution.

**Schedule 1004**

Yard	NB-1	GB-1	MS-1
a. Front (a)	50	50	50
b. Side and Rear			
1. Adjacent to Non-Residential	20	20	35
2. Adjacent to Residential	50	50	100
Notes to Schedule 1004: (a) Gasoline service station pumps shall be set back at least 30 feet from any property line			

**1005 MINIMUM PARKING SETBACKS.**

The minimum parking setbacks permitted in all business districts are specified below:

**Schedule 1005**

a.	Front:	20 feet
b.	Side and Rear:	
1.	Adjacent to Non-Residential	10 feet
2.	Adjacent to Residential District	20 feet

**1006 HEIGHT REGULATIONS.**

No building or structure shall exceed 35 feet in height.

**1007 ACCESSORY USE REGULATIONS.**

- a. Yard Requirements. Accessory uses, buildings and structures shall meet all the yard requirements of Schedule 1004, unless otherwise specified in this Section.
- b. Parking Garages and Off-Street Parking and Access Driveways.
  1. Off-street parking and loading areas shall conform to the minimum parking setback requirements specified in Section 1005 and shall otherwise conform to the regulations of Article 1700.
  2. Parking garages shall comply with the yard and height requirements for principal buildings set forth in Sections 1004 and 1006.
  3. Parking garages and off-street parking lots may be located on the same lot as the principal use or on a separate lot not more than 700 feet from the building or use to which such spaces are accessory.
- c. Temporary Buildings and Uses. For purposes incidental to construction work shall be permitted pursuant to the regulations in Section 310.d.
- d. Waste or Recycling Receptacles. All solid waste products resulting from any permitted principal, conditional or accessory use shall either be disposed of, or stored in a building or completely enclosed container. Such building, container or dumpster may be located in a side or rear yard and shall comply with the minimum parking setbacks established in Section 1005. When such container or dumpster, if not located in a building, is adjacent to a residential district, it shall

be screened with a permitted wall or fence in addition to planted material covering at least 50% of such wall or fence. When such container or dumpster is adjacent to a non-residential district, it shall be screened with a permitted wall or fence.

- e. Fences and Walls. Fences and walls shall be permitted accessory uses in compliance with the following:
1. Fences located in a front yard shall not exceed 3 feet in height.
  2. All other fences shall not exceed 6 feet in height, except as otherwise required by this Resolution.
- All height measurements shall be taken from the existing grade.

**1008 LANDSCAPING AND SCREENING REQUIREMENTS.**

Required yards and all other portions of the lot not covered by permitted structures shall be landscaped with grass, trees, shrubbery and/or other appropriate ground cover or landscaping material, which at all times shall be maintained in good and healthy condition. Screening and buffering shall be provided according to the requirements set forth in Article 1800.

**1009 PERMITTED SIGNS AND BILLBOARDS.**

All signs and billboards in NB-1, GB-1, and MS-1 Districts shall conform to the provisions of Article 1600.

**1010 SUPPLEMENTAL REGULATIONS FOR SERVICE STATIONS.**

In addition to the above regulations of this Article, service stations shall comply with the following regulations.

- a. Service stations located on a corner lot shall have not less than 150 feet frontage on each of the two intersecting streets.
- b. Fuel pumps may be erected in a front yard but not less than 50 feet from the public right-of-way.
- c. Driveways to provide access to a gasoline pump, platforms and curbs shall be designed in accordance with regulations adopted by the Ohio Department of Transportation.
- d. Open space adjacent to a public street right-of-way shall be landscaped and maintained in satisfactory condition in accordance with Article 1800, and, except

for entrance and exit drives and permitted signs, shall not be used for any other purpose.

- e. A canopy may be constructed over the pump island provided the canopy shall be no closer than 50 feet to the right-of-way.
- f. No junk or unlicensed motor vehicle shall be permitted to be parked or stored on the property. No disabled vehicle shall be permitted to remain on the property for more than 48 hours.
- g. All activities provided at service stations, except those required to be performed at a fuel pump, air dispenser, or self-serve automobile vacuum, shall be carried on entirely inside a building.
- h. On a corner lot, the location of access drives to the street shall be placed as far from the intersection as possible and shall be limited to no more than one access drive per fronting street.
- i. A service station may be combined with any other permitted use provided the parking space requirements for both uses are met.

**1011 GENERAL REGULATIONS.**

The provisions of Article 300 shall apply in the NB-1, GB-1 and MS-1 districts.

**1012 SITE PLAN AND DESIGN REVIEW.**

The site plan and design review procedures shall apply to all proposed uses and to changes to existing uses, including site modifications, in the NB-1, GB-1 and MS-1 districts, in accordance with Article 2200.



## **REVISION HISTORY**

<b><u>Date</u></b>	<b><u>Section #</u></b>	<b><u>Description of Change</u></b>	<b><u>Req. By</u></b>
7/10/01	ALL	Original Update	Twp. Trustees
12/25/03	Schedule 1002.D.1	“GB-1” column was “C” “See Also” column was “1507.b.1” Reference: Resolution 11/8/03	Twp. Trustees
3/11/04	Schedule 1002.B.6	“GB-1” column was “P” “See Also” column, added “1507.b.16” Reference: Resolution 2/3/04	Twp. Trustees
3/11/04	Schedule 1002.C.3	“GB-1” column was “P” “See Also” column, added “1507.b.5” Reference: Resolution 2/4/04	Twp. Trustees
11/24/05	1002	In Schedule 1002.E.3, changed "C" to "P" in "GB-1" district and "See Also" from "1507.b.9" to "ORC 1509". In Schedule 1002.E.5, changed "See Also" from "1507.b.14" to "Article 1500". In Schedule 1002.E.6, changed "C" to "P" in "NB-1" and "MS-1" districts. Ref. Motion 10/10/05. Effective date 11/24/05.	Twp. Trustees
6/26/08	Schedule 1002.E	Added E.7 (Post secondary...) and E.8 (Elementary and secondary...) Ref. Motion 5/19/08. Effective date 6/26/08.	Twp. Trustees
6/26/08	Schedule 1002.E	Made clerical corrections to the reference numbers in the “See Also” column.	Administrative
11/20/24	Heading	Corrected “Requirements” to “Regulations”. Ref. Motion 10/8/24. Effective Date 11/20/24.	Administrative