

ARTICLE 7**“B-2” OFFICE / RESIDENTIAL DISTRICT****Section 7.01 Purpose**

The purpose of the “B-2” Office / Residential District is to encourage the development and retention of higher density one family dwellings and office type uses that primarily serve as a transition between intensive land uses and less intensive land uses.

Section 7.02 Principal Permitted Uses

The following uses are permitted in the “B-2” Office / Residential District:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
• One Single Family Dwelling	• Public and Parochial Elementary, Junior and Senior High Schools • Public Community Center, Park, Playground • Public, Semi Public and Government Buildings	• Agriculture • Medical and Dental Office • Nursery School or Child Care • Professional Services

Section 7.03 Accessory Permitted Uses

The following uses are permitted as accessory uses in the “B-2” Office / Residential District:

- Buildings or Uses Customarily and Incidental to the Permitted Principal Use;
- Signs;
- Drive Through Facility Associated with Principally Permitted Use.

Accessory uses located within the principal structure shall not occupy more than twenty-five (25) percent of the building or structure.

Section 7.04 Conditional Permitted Uses

The following uses are permitted as conditional uses in the “B-2” Office / Residential District:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
• Convalescent, Nursing Home or Assisted Living Facility • Residential Facilities • Secondary One Family Dwelling	• Non-Commercial Parks and Recreation • Public and Private Vocational Center, College or University • Religious Place of Worship	• Bar or Tavern • Banks, Loan Offices and other Financial Institutions • Building Services and Supplies • Carry-Out or Drive Through Facilities • Clubs, Lodges, and Similar Establishments • Commercial Greenhouse • Commercial Recreation Facilities

		• Funeral Home and Mortuary Establishment • Greenhouses • Home Occupation • Hospitals • Medical and Dental Laboratories • Motel and Hotel • Multiple Tenant Building • Office Buildings for Administrative and Professional • Parking Lot and Parking Structure • Restaurant • Restaurant, Fast Food • Temporary Uses and Seasonal Sales Lot • Retail Business • Veterinary Office for Domestic Pets
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Section 7.05 Lot Development Standards

The following development standards shall apply to lots located within the “B-2” Office / Residential District:

Minimum Lot Area and Allowable Density	Residential • On Site Septic* - 2 Acres Single Family Dwelling (0.5 dwelling units per acre) • Decentralized System* – 32,670 Single Family (1.3 dwelling units per acre) • Sewer System – 12,000 Square Feet Single Family Dwelling (4 dwelling units per acre) Non-Residential • 2 Acres All Other Uses
Maximum Impervious Surface Coverage	• 70%
Minimum Lot Width and Frontage	• 175 Feet Single Family Residential • 200 Feet All Other Uses and Lots Greater than 1 Acre in Size
Minimum Corner Lot Width	• 175 Feet One Family Residential (Contiguous) • 200 Feet All Other Uses (Contiguous)
Minimum Lot Depth	• 120 Feet
Minimum Front Yard Setback	• 25 Feet
Minimum Side Yard Setback	• 20 Feet

Minimum Rear Yard Setback	• 30 Feet
Maximum Building Height	• 45 Feet; Excluding Agricultural Buildings and Structures • 26 Feet at Peak Accessory Structures.
Minimum Floor Area for Residential Uses	• 1,500 Square Feet
Drainage and Stormwater Management	• All lot splits, rezonings, and construction within this District shall submit a drainage and stormwater management plan.

* See Section 2.10, Conformance with Miami County Sanitary Engineer Standards

Section 7.06 Minimum Off-Street Parking Requirements

Off-Street parking requirements shall be as regulated in Article 35.

Section 7.07 Signage Requirements

Signage requirements shall be as regulated in Article 36.

Section 7.08 Landscape and Buffer Requirements

Landscape and Buffer requirements shall be as regulated in Article 38.

Section 7.09 Accessory Buildings, Fencing and Other Requirements

Requirements are found in Article 30.

- Sept 10, 2026 (previous version Sept, 2018) – updated §7.05 to add Drainage and Stormwater Management; chg ref section 2.09 to 2.10 – Resolution #26-08-076.