

ARTICLE 8**“B-3” NEIGHBORHOOD BUSINESS DISTRICT****Section 8.01 Purpose**

The purpose of the “B-3” Neighborhood Business District is to encourage businesses and services that are completely enclosed in buildings and that are small in size; that provide convenience goods and services to residents and to identify businesses which can be located close to residential properties without being detrimental to the residential neighborhood.

Section 8.02 Principal Permitted Uses

The following uses are permitted in the “B-3” Neighborhood Business District:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
• None	• Public and Parochial Elementary, Junior and Senior High Schools • Public Community Center, Park, Playground • Public, Semi Public and Government Buildings	• Agricultural Uses • Banks, loan offices, and other financial institutions • Medical and dental laboratories • Nursery School or Child Care • Personal Services • Retail Business less than 5,000 square feet in floor area

Section 8.03 Accessory Permitted Uses

The following uses are permitted as accessory uses in the “B-3” Neighborhood Business 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 8.04 Conditional Permitted Uses

The following uses are permitted as conditional uses in the “B-3” Neighborhood Business District:

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
• One Single Family Dwelling	• Non-Commercial Parks and Recreation	• Clubs, Lodges, and Similar Establishments • Commercial Entertainment (Excluding Sexually Oriented Business) • Commercial Greenhouse • Commercial Recreational Facilities • Convenience Store

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
		• Medical and Dental Office • Motel or Hotel • Multiple Tenant Building • Nursery School or Child Care • Office Buildings for Administrative and Professional • Parking Lot and Parking Structure • Professional Services • Restaurant • Restaurant, Fast Food • Temporary Uses and Seasonal Sales Lot • Veterinary Office for Domestic Pets

Section 8.05 Lot Development Standards

The following development standards shall apply to lots located within the “B-3” Neighborhood Business District:

Minimum Lot Area and Allowable Density	Residential • On Site Septic* - 2 Acres One Single Family Dwelling (0.5 dwellings per acre) • Decentralized System* – 32,670 Square Feet One Single Family (1.33 dwellings per acre) • Sewer System – 12,000 Square Feet One Single Family Dwelling (4 dwellings per acre) Non-Residential • 2 Acres
Maximum Impervious Surface Coverage	• 25% One Family Dwellings • 40% All Other Uses
Minimum Lot Width and Frontage	• 175 Feet (Contiguous) • 200 Feet All Other Uses and Lots Greater than 1 Acre in Size (Contiguous)
Minimum Front Yard Setback	• 20 Feet • If three or more dwellings are within 500 feet, then the average front yard setback shall be observed.
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 for Accessory Buildings
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 8.06 Minimum Off-Street Parking Requirements

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

Section 8.07 Signage Requirements

Signage requirements shall be as regulated in Article 36.

Section 8.08 Landscape and Buffer Requirements

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

Section 8.09 Accessory Buildings, Fencing and Other Requirements

Requirements are found in Article 30.

- Sept 10, 2026 (previous version Sept, 2018) – updated §8.05 to add Drainage and Stormwater Management; chg ref section 2.09 to 2.10 – Resolution #26-08-076.