

## ARTICLE 9

### “B-1” GENERAL BUSINESS DISTRICT

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#### Section 9.01 Purpose

The purpose of the “B-1” General Business District is to encourage places for businesses and offices which serve Township and regional markets; provide goods and services to other businesses, as well as consumers; provide services to automobiles; and serve the traveling public.

#### Section 9.02 Principal Permitted Uses

The following uses are permitted in the “B-1” General Business District:

| Residential Uses                                         | Public and Semi-Public Uses                              | Non-Residential Uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• None</li> </ul> | <ul style="list-style-type: none"> <li>• None</li> </ul> | <ul style="list-style-type: none"> <li>• Agricultural Uses</li> <li>• Automobile Wash Facility</li> <li>• Banks, Loan Offices, and other Financial Institutions</li> <li>• Bar/Tavern</li> <li>• Building Services and Supplies</li> <li>• Carry Out or Drive-Through Facility</li> <li>• Clubs, Lodges, and Similar Establishments</li> <li>• Commercial Entertainment (Excluding Sexually Oriented Businesses)</li> <li>• Commercial Greenhouse</li> <li>• Commercial Recreation Facilities</li> <li>• Convenience Store</li> <li>• Events</li> <li>• Farm Implement and Lawn and Garden Equipment Sales and Service</li> <li>• Funeral Home and Mortuary Establishment</li> <li>• Greenhouses</li> <li>• Hospitals</li> <li>• Medical and Dental Laboratories</li> <li>• Medical and Dental Offices</li> <li>• Motel or Hotel</li> <li>• Office Buildings for</li> </ul> |

| Residential Uses | Public and Semi-Public Uses | Non-Residential Uses                                                                                                                                                                                                                                                                                                           |
|------------------|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  |                             | Administrative, Business, and Professional <ul style="list-style-type: none"> <li>• Personal Services</li> <li>• Professional Services</li> <li>• Restaurant</li> <li>• Restaurant, Fast Food</li> <li>• Retail Business</li> <li>• Utility Trailer Sales and Rental</li> <li>• Veterinary Office for Domestic Pets</li> </ul> |

### Section 9.03 Accessory Permitted Uses

The following uses are permitted as accessory uses in the “B-1” General 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 9.04 Conditional Permitted Uses

The following uses are permitted as conditional uses in the “B-1” General Business District:

| Residential Uses                                         | Public and Semi-Public Uses                                                                                                                                                                                 | Non-Residential Uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• None</li> </ul> | <ul style="list-style-type: none"> <li>• Non-Commercial Parks and Recreation</li> <li>• Public and Semi-Public Buildings</li> <li>• Public and Private Vocational Center, College, or University</li> </ul> | <ul style="list-style-type: none"> <li>• Automobile, Recreational Vehicle, Boat Sales</li> <li>• Building and Trades, Contractor’s Yard, Utility Storage Yard</li> <li>• Kennels and Animal Hospitals</li> <li>• Multiple Tenant Building</li> <li>• Paint and Body Shop in Conjunction with Sale of Automobiles and Recreational Vehicles</li> <li>• Parking Lot and Parking Structure</li> <li>• Research and Development</li> <li>• Temporary Uses and Seasonal Sales Lot</li> <li>• Trailer Rental and Sales</li> </ul> |

**Section 9.05 Lot Development Standards**

The following development standards shall apply to lots located within the “B-1” General Business District:

|                                     |                                                                                                                                                                 |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minimum Lot Area                    | • 2 Acres                                                                                                                                                       |
| Maximum Impervious Surface Coverage | • 85%                                                                                                                                                           |
| Minimum Lot Width and Frontage      | • 200 Feet (Contiguous)                                                                                                                                         |
| Minimum Front Yard Setback          | • 25 Feet                                                                                                                                                       |
| Minimum Side Yard Setback           | • 20 Feet                                                                                                                                                       |
| Minimum Rear Yard Setback           | • 25 Feet                                                                                                                                                       |
| Maximum Building Height             | <ul style="list-style-type: none"> <li>• 45 Feet; Excluding Agricultural Buildings and Structures</li> <li>• 26 Feet at Peak for Accessory Buildings</li> </ul> |
| 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 9.06 Minimum Off-Street Parking Requirements**

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

**Section 9.07 Signage Requirements**

Signage requirements shall be as regulated in Article 36.

**Section 9.08 Landscape and Buffer Requirements**

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

**Section 9.09 Accessory Buildings, Fencing and Other Requirements**

Requirements are found in Article 30.

- Sept 10, 2026 (previous version Sept, 2018) – updated §9.05 to add Drainage and Stormwater Management; chg ref section 2.09 to 2.10 – Resolution #26-08-076.