

ARTICLE 9

“B-1” GENERAL BUSINESS DISTRICT

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
• None	• None	• Agricultural Uses • Automobile Wash Facility • Banks, Loan Offices, and other Financial Institutions • Bar/Tavern • Building Services and Supplies • Carry Out or Drive-Through Facility • Clubs, Lodges, and Similar Establishments • Commercial Entertainment (Excluding Sexually Oriented Businesses) • Commercial Greenhouse • Commercial Recreation Facilities • Convenience Store • Events • Farm Implement and Lawn and Garden Equipment Sales and Service • Funeral Home and Mortuary Establishment • Greenhouses • Hospitals • Medical and Dental Laboratories • Medical and Dental Offices • Motel or Hotel • Office Buildings for Administrative, Business, and Professional • Personal Services • Professional Services • Restaurant • Restaurant, Fast Food • Retail Business • Utility Trailer Sales and Rental

Residential Uses	Public and Semi-Public Uses	Non-Residential Uses
		• Veterinary Office for Domestic Pets

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
• None	• Non-Commercial Parks and Recreation • Public and Semi-Public Buildings • Public and Private Vocational Center, College, or University	• Automobile, Recreational Vehicle, Boat Sales • Building and Trades • Contractor’s Yard • Kennels and Animal Hospitals • Multiple Tenant Building • Paint and Body Shop in Conjunction with Sale of Automobiles and Recreational Vehicles • Parking Lot and Parking Structure • Research and Development • Temporary Uses and Seasonal Sales Lot • Trailer Rental and Sales • Utility Storage Yard • Warehouse

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	• 40%
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	• 45 Feet; Excluding Agricultural Buildings and Structures • 26 Feet at Peak for Accessory Buildings
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 (effective date; 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.
- Oct 8, 2026 (effective date) – add §9.04 Warehouse as CU; split §9.04 CU Buildings and Trades, Contractor’s Yard, Utility Storage Yard in 3 separate entries; §9.05 change Impervious Surface max from 85% to 40% – Resolution #26-09-085.

This page intentionally left blank.