

# VILLAGE OF DENNISON, OHIO

## ZONING CODE

ORDINANCE NO. 2052

ADOPTED BY VILLAGE COUNCIL SEPTEMBER 3, 1998

### ARTICLE X

#### WHOLESALE BUSINESS DISTRICT - B-4

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#### 1000 **B-4 District Objectives**

District regulations are established in this section to carry out the purposes which are stated in the preamble to this Zoning Code especially to achieve the following objectives:

1000.1 To provide sufficient land area for business which generally sell commodities in large quantities or by the piece to retailers, jobbers, or other wholesale establishments.

#### 901 **Permitted Principal Uses**

To carry out the general purposes of this Zoning Code and specifically the objectives of the B-4 DISTRICT, the following principal uses are permitted in B-4 Districts:

1001.1 Wholesale Businesses

1001.2 Supply Yards

#### 1002 **Yard Requirements For Permitted Principal Uses**

In B-4 Districts, the minimum required yards for permitted principal uses shall be as follows:

1002.1 The minimum front yard depth shall be twenty-five (25) feet or equal to the narrowest front yard depth of any building located on a contiguous lot and facing the same street, whichever is less.

1002.2 The minimum front yard depth shall be ten (10) feet or equal to the narrowest front yard depth of any building located on a contiguous lot and facing the same alley, whichever is less.

1002.3 On a corner lot, the front yard requirements as stated in subsection (.1) hereof shall apply to each side of the lot adjacent to a street.

1002.4 On a through lot, the front yard requirements as stated in subsection (.1) hereof shall apply to each side of the lot adjacent to a street.

1002.5 All corner lots shall be subject to a more restrictive setback requirement than provided for by subsections (.1), (.2), (.3) and (.4) hereof, if the Mayor determines that a site distance problem is present.

1002.6 At the intersection of two (2) streets, nothing exceeding the height of three and one-half (3 1/2) feet above the respective centerline elevations of each street shall be erected, placed, planted, or allowed to grow within the setback area as previously defined. This restriction will apply only for a distance of twenty-five (25) feet from the right-of-way line of each street regardless of the size of the parcel.

**1003 Height Regulations For Permitted Principal Uses**

1003.1 Buildings located in B-4 Districts shall not exceed a height of sixty (60) feet. This height regulation does not apply to spires, belfries, cupolas, antennae, ventilators, chimneys or other appurtenances, usually required to be placed above the roof level and not intended for human occupancy.

**1004 Off-Street Parking Requirements For Permitted Principal Uses**

In B-4 Districts, off-street parking shall be provided for all permitted principal uses as follows:

1004.1 Off-street parking spaces for permitted principal uses shall be provided in quantities not less than as set forth in the following schedule:

<u>Principal Use</u>	<u>Required Spaces</u>
Wholesale businesses and Supply Yards	One (1) for each 1,000 SF of gross floor area plus one (1) for each 2,000 SF of outdoor storage area

A building occupied by one use shall provide off-street parking spaces as required for that specific use. A building or a group of buildings occupied by two or more uses shall provide spaces for not less than the sum of the spaces required for each use.

1004.2 Each permitted use shall be permitted one (1) two-way access driveway or two (2) one-way access driveways for each seventy-five (75) feet of street and alley frontage of the lot occupied by that use. Such access driveways shall be at least ten (10) feet, but not more than eighteen (18) feet, in width for each direction, and shall not be located less than fifteen (15) feet from the right-of-way line of an alley which intersects the same street or alley as the proposed access driveways, or less than twenty-five (25) feet from the right-of-way line of a street which intersects the same street or alley as the proposed access driveways. No access driveway shall be located less than fifteen (15) feet from any other access driveway which intersects the same street or alley as the proposed access driveway.

1004.3 Off-street parking areas shall be so designed that all required parking spaces are accessible and that no parking or maneuvering incidental to parking shall be on any street, alley or sidewalk.

1004.4 Adequate area shall be provided on each lot for the accumulation of snow which is removed from the off-street parking areas located on that lot.

1004.5 If a lot is already built upon, the required off-street parking spaces for any new use built upon the same lot shall be provided only within the area remaining after all applicable yard, lot coverage, lot area and off-street parking requirements have been applied to the existing use and provided that this lot has not been designated for parking provided under subsection (.7) hereof or otherwise restricted.

1004.6 The minimum setback for a parking garage or carport which faces a dedicated street,

alley, lane or drive shall be twenty (20) feet.

1004.7 All required off-street parking spaces shall be provided on the same lot as the use served, or on a contiguous lot under legal control by the same party operating the permitted use.

#### 1005 **Screening Requirements For Businesses Located Adjacent To Residential Areas**

1005.1 Each side of an occupied lot or parcel in a B-4 District which is contiguous to a lot or parcel located in a Residential District shall be provided with effective screening. Such screening shall consist of a dense evergreen hedge or a solid, natural finish wooden fence, and shall not be less than four (4) feet, nor more than six (6) feet in height.

#### 1006 **Permitted Accessory Uses**

In B-4 Districts, accessory uses, buildings or structures may be established provided such uses are customarily accessory and clearly incidental and subordinate to the permitted principal use.

Accessory uses are limited to the following:

1006.1 Garages, or carports, storage sheds or other incidental structures

1006.2 The placement, number and nature of signs shall be governed by the following regulations:

(1) Maximum sign area in square feet equals  $W+40$  where the elements of the formula are: Maximum sign area = the sum of the areas of all on-site signs located on the premises; W = the width of the street frontage of the facade of the building, or unit thereof, occupied by the use EXAMPLE: If a store thirty (30) feet wide faces one (1) street, the MAXIMUM total area of ALL on-site signs =  $30 + 40 = 70$  Square feet.

(2) In no case shall the maximum permitted sign area for a use exceed two hundred (200) square feet.

(3) No sign, or any part thereof, shall be located on or extend above a public right-of-way.

(4) Political signs shall be permitted provided they are not erected more than thirty (30) days prior to the election for which they are intended and are removed within forty-eight (48) hours after such election.

(5) A single non-illuminated construction sign shall be permitted on the site of a building under construction, remodeling or renovation provided such sign is used for identification purposes only and does not exceed forty (40) SF in area.

(6) Directional signs shall be permitted provided they do not exceed four (4) SF in area.

(7) Temporary signs related to a specific holiday, religious event or historical observance, or to an event conducted by a church or by a public or private non-profit school or college, or to a community event, or to a porch, garage or yard sale, shall be permitted. Such signs shall not be erected more than thirty (30) days prior to an event, holiday or observance for which they are intended and shall be removed forty-eight (48) hours after such event, holiday or observance.

(8) Temporary signs related to a sale to be held on the premises shall be permitted.

1006.3 Fences, walls, and hedges shall be permitted provided they are not electrified and that barbed wire does not constitute any part of such fences, walls and hedges. No fence, wall or hedge shall exceed a height of six (6) feet above finished grade. Any and all gates in such fence, wall or hedge shall be no greater in height than the rest of the fence, wall or hedge. Any such gate shall open from the inside.