

NOTICE

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**CHAPTER 1161
B-GENERAL BUSINESS DISTRICT**

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SECTION 1161.01 B-GENERAL BUSINESS DISTRICT.

A B-General Business District classification is hereby created and is governed by this Chapter, subject to the conditions contained in Chapter 1151, Residential Use and Institutional Standards and Conditions, and Chapter 1167, Business, Commercial and Manufacturing Conditions and Standards.

SECTION 1161.02 PRINCIPAL PERMITTED AND CONDITIONAL USES.

A. Principal permitted uses are as follows:

1. Business and Professional Offices:
 - a. Business, Professional and Administrative Offices; and
 - b. Medical Offices and Clinics.
2. Retail Commercial and Service Uses:
 - a. Animal Hospitals and Veterinary Clinics, Kennels, and Animal Grooming Facilities;
 - b. Commercial Schools and Studios;
 - c. Financial Establishments, Banks and Savings and Loan Associations, and Credit Unions;
 - d. Funeral Homes and Mortuaries;
 - e. General Merchandise Stores and Supermarkets;
 - f. Home Furnishings and Home Improvement Stores;
 - g. Nurseries and Garden Supply Stores;

- h. Cafeteria, Buffet and Dining Room Restaurants;
 - i. Specialty Retail Commercial Establishments and Boutiques;
 - j. Personal Services;
 - k. Business and Cleaning Services;
 - l. Pet Stores.
3. Road Service and Commercial Entertainment Uses:
- a. Automobile Parts and Accessories Facilities;
 - b. Automobile Service Stations;
 - c. Automobile Repair Shops, and Automobile Painting and Body Shops;
 - d. Automobile Washing Facilities;
 - e. Bowling Alleys;
 - f. Dance Halls, Bingo Halls, Assembly and Exhibition Halls;
 - g. Drive-in Theatres;
 - h. Game Rooms and Pool Halls;
 - i. Golf Driving Ranges;
 - j. Miniature Golf Courses;
 - k. Theatres and Concert Halls;
 - l. Meeting and Banquet Halls;
 - m. Convenience Food Stores, Mini-Markets and Carryouts;
 - n. Drive-thru Stores, including kiosks and Stand-alone Automatic Teller Machines;
 - o. Fraternal and Social Associations and Private Clubs;
 - p. Hotels and Motels;
 - q. Fast-Food Restaurants;
 - r. Taverns, Bars and Nightclubs;
 - s. Vehicle Sales, Rentals and Service Facilities;
 - t. Vehicle Storage Facilities.
4. Recreational Uses:
- a. Auditoriums, Arenas, Stadiums, Gymnasiums and Playing Fields with stands;
 - b. Golf Courses;
 - c. Parks, Playgrounds, and Nature Areas;
 - d. Recreation Centers;
 - e. Skating Rinks;
 - f. Swimming Pools;
 - g. Tennis, Racquetball and Handball Courts.
5. Institutional Uses:

- a. Community Centers, Libraries, Museums, Art Galleries, Botanical Gardens and other establishments of historical, educational and cultural interests;
 - b. Adult and Child Daycare Centers;
 - c. Elementary and Junior High Schools;
 - d. High Schools;
 - e. Hospitals;
 - f. Junior Colleges, Colleges and Universities;
 - g. Places of Worship;
 - h. Public Offices and Buildings.
6. The following residential uses are permitted if such uses are developed as a planned development pursuant to Chapter 1153, Planned Unit Development:
- a. Single family detached and semi-detached homes;
 - b. Two-family homes;
 - c. Single family attached and multi-family residential units;
 - d. Convents and Rectories;
 - e. Corporation Guest Houses;
 - f. Retirement Villages and Senior Citizen Housing.
7. Commercial Planned Unit Developments in accordance with Section 1153.02.
- B. Conditional Uses are as follows:
1. The following uses are permitted pursuant to Section 1175.06 Conditional Use Permits, and subject to compliance with applicable standards and conditions set forth in Chapter 1167 and to all other applicable requirements of the ordinances of this City:
 - a. Village houses and lot line homes;
 - b. High rise residential development;
 - c. Family and Group Care Homes;
 - d. Nursing Home;
 - e. Essential services which are the principal use of the lot;
 - f. Cemeteries;
 - g. *(This sub-item g. reserved for future use)*
 - h. Parking areas, off-street, for surplus (as opposed to required parking), located on a lot which is separate from and not adjoining the structure or use they serve, subject to the provisions of Chapter 1173, Off-Street Parking and Loading Access Control and Transportation Standards.
 - i. Telephone Towers; and Antennas and Equipment on Existing Structures related to a Telephone Communications System.

SECTION 1161.03 ACCESSORY USES.

Accessory permitted uses are as follow:

- A. All accessory uses permitted and as regulated in Section 1151.15 entitled Permitted Accessory Uses, except those identified as being in or for residential zoning districts, and as regulated in Section 1167.18 entitled Permitted Accessory Uses,
- B. Essential services which are not the principal use of the lot, and
- C. Signs as regulated in Chapter 1171.
- D. Off-street parking and loading as specified in Chapter 1173, Off-Street Parking and Loading Access Control, and Transportation Standards.
- E. Telephone Towers; and Antennas and Equipment on Existing Structures related to a Telephone Communications System.

SECTION 1161.04 OFF-STREET PARKING AND LOADING.

Since the content of this section has been moved to § 1161.03, all references made in this zoning code to § 1161.04 shall hereafter be deemed to be made to § 1161.03.

SECTION 1161.05 MINIMUM LOT AREA.

None, except as regulated for specific land uses as specified in Chapter 1167, Business, Commercial and Industrial Conditions and Standards.

SECTION 1161.06 MINIMUM LOT FRONTAGE.

None.

SECTION 1161.07 MINIMUM FRONT YARD SETBACK.

The minimum front yard setback required per principal structure in a B-General Business District shall be twenty-five (25) feet.

SECTION 1161.08 MINIMUM SIDE YARD SETBACK.

No minimum side yard setbacks are required in the B-General Business District unless the lot abuts a residential use or district, in which case a side yard separating the business from the residential use shall be not less than one-half ($\frac{1}{2}$) the height of the building, or fifteen (15) feet, whichever is greater.

SECTION 1161.09 MINIMUM REAR YARD SETBACK.

The minimum rear yard setback required in a B-General Business District shall be ten (10) feet, unless the lot adjoins a residential use or district, in which case it shall be not less than the height of the building, or fifteen (15) feet, whichever is greater. Any rear yard in a B-General Business District which adjoins a residential district or use shall be screened in accordance with the bufferyard requirements as provided in Chapter 1169.

SECTION 1161.10 MAXIMUM HEIGHT.

The maximum height in a B-General Business District shall be as follows:

- A. No principal structure shall exceed forty-five (45) feet in height; and
- B. No accessory structure shall exceed fifteen (15) feet in height.

SECTION 1161.11 IMPERVIOUS SURFACE RATIO.

The maximum amount of a lot that may be covered with impervious surface in a B-General Business District is ninety percent (90%).

SECTION 1161.12 SITE PLAN REVIEW REQUIRED.

Development proposed in the B-General Business District on any property one acre in size or greater must be reviewed according to the regulations set out in Chapter 1153, Planned Unit Development. Property less than one acre in size must be reviewed according to the regulations set out in Section 1154.01, Site Planning Guidelines.

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