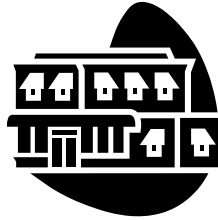


**ARTICLE 12 ~ COMMERCIAL/BUSINESS
DISTRICTS**



Section 12.00 Commercial / Business District (C)

Proposed Amendment

Article 12.00 Commercial/Business District (C)

Section 12.00.A Purpose

The purpose of the "C" District is to encourage the establishment of the areas for local business uses to meet the needs of a regional market area. "C" Districts shall be located on an arterial thoroughfare.

Section 12.00.B Permitted Uses

The following permitted uses of the "C" District shall be permitted, providing such use is not noxious, dangerous or offensive by reason of emission of odor, dust, smoke, gas, noise, fumes, flames, vibration or radio waves.

Section 12.00.B.1

Any use permitted in an "R" district shall be permitted in a "C" district. Any residential use shall meet the minimum requirements set in Sections 10.00.C to 10.00.H

Section 12.00.B.2

Apartment house, living quarters over business establishment.

Section 12.00.B.3

Bank, funeral home, office or office building, studio.

Section 12.00.B.4

Lodge hall.

Section 12.00.B.5

Gasoline filling and servicing station providing storage tanks are underground.

Section 12.00.B.6

Indoor theater, bowling alley, dance hall, skating rink.

Section 12.00.B.7

Builders supply, plumbing and heating supply.

Section 12.00.B.8

Daycare

Amended April 17, 2006, Licking County Recorder Instrument Number 200710090026407.

Section 12.00.B.9

Motels and hotels shall be classified as a business use and shall be permitted in all "C" and "I" districts, subject to the regulations contained herein:

Section 12.00.B.10.a

Minimum living area per unit, including bathrooms and closets, shall be two hundred sixty (260) square feet.

Section 12.00.B.10.b

All motels shall provide parking space off the road or street and outside the public right-of-way, together with ingress and egress thereto, and space for not less than one motor vehicle per unit. The exterior grounds shall be attractively landscaped and all drive-ways shall be paved.

Section 12.00.B.10.c

Motels shall utilize collective sewers connecting with a community or county health department or state health department approved individual sewage disposal system.

Section 12.00.B.10.d

No motel shall have a lot area less than one (1) acre nor a lot area per sleeping unit of less than two thousand (2,000) square feet.

Section 12.00.B.11

Churches.

Section 12.00.B.12

Public and private schools.

Section 12.00.B.13

Public parks and playgrounds.

Section 12.00.B.14

Governmental buildings.

Section 12.00.B.15

Taverns, restaurants or restaurants with entertainment.

Section 12.00.B.16

Baseball fields, pool halls, public swimming pools, skating rinks, golf driving ranges miniature golf, bowling alleys.

Section 12.00.B.17

Trade or commercial schools.

Section 12.00.B.18

Wholesale business or warehousing when no processing, fabrication or assembly is involved, if conducted in an entirely enclosed facility.

Section 12.00.B.19

Building materials and sales, if conducted in an enclosed facility.

Section 12.00.B.20

Doctor's parks, offices and clinics.

Section 12.00.B.21

Dental offices and clinics.

Section 12.00.B.22

Law offices.

Section 12.00.B.23

Insurance and real estate offices.

Section 12.00.B.24

Utility companies (offices).

Section 12.00.B.25

Planning, architect, or engineering offices.

Section 12.00.C Conditional Permitted Uses

The following conditional permitted uses of the "C" District shall be permitted, (See Section 12.00.B Permitted Uses- requirements shall apply.)

Section 12.00.C.1

Watercraft and/or recreational vehicle sales/ storage.

Section 12.00.C.2

Airports/heliports (private and governmental).

Section 12.00.C.3

Commercial and public entertainment facilities.

Section 12.00.C.4

Golf Courses.

Section 12.00.C.5

General motor vehicle repair (indoor only).

Section 12.00.C.6

Motor vehicle service station.

Section 12.00.C.7

Motor vehicle sales.

Section 12.00.C.8

Repair and sale of agricultural and construction equipment.
Amended August 7, 2006, Licking County Recorder Instrument Number
200710090026408.

Section 12.00.C.9

Amended July 2, 1997, Licking County Recorder Instrument Number
200710090026400. Added Mini-Storage Facility
Amended again April 21, 2008, Licking County Recorder Instrument Number
200805190011584. Removed Mini-Storage Facility as permitted use and made
conditional use.

Section 12.00.C.10

Mini-Storage, self-service storage facility, garage mini-storage within an
enclosed structure. See also, Section 4.01.A.3.f Specific Criteria For Mini
Storage, Self Service Storage Facility Conditions and Safeguards.

Existing storage businesses operating in compliance with current
zoning on the effective date (4/21/2008) of this amendment are grand
fathered.

Amended April 21, 2008, Licking County Recorder Instrument Number
200805190011584.

Section 12.00.C.11

Rental and storage of empty Roll-Off-Debris Containers and Empty
Portable Storage Containers used for building and demolition materials.
Amended August 2, 2007, Licking County Recorder Instrument Number
200710090026410

Section 12.00.C.12

Accessory buildings and uses.

Section 12.00.C.13

Veterinary hospital, Veterinary clinic, commercial kennel and/or cattery.

Section 12.00.C14

Radio or television broadcasting station and towers, (applies to commercial stations and equipment only).

Section 12.00.C.15 Conditional Permitted Use Standards

In addition to Sections 4.01.A.3 to 4.01.A3i of this resolution, prior to granting a conditional use permit within this district, water suitability and availability must be determined. The applicant shall submit a report from the Ohio Department of Natural Resources and/or Environmental Protection and/or appropriate sewer and water district that there is an adequate water supply for the proposed use and lot size.

Section 12.00.D Dimensional Requirements of the “C” Districts

The following dimensional requirements of the “C” District shall apply:

Section 12.00.D.1 Height Limit

No building shall be erected or enlarged to exceed two and one half (2 ½) stories or thirty-five (35) feet from the top of the first floor joists to the tallest part of the roof.

Section 12.00.D.2 Structure Bulk

Commercial structures shall have a minimum of 1200 square feet. All commercial structures shall be on a permanent foundation and shall meet all building codes and standards for the State of Ohio and the Licking County Planning Commission. All structure requirements are to be determined from the outside dimensions, exclusive of porches or basements.

Section 12.00.D.3 Lot Area, Width and Depth

Every lot shall have a minimum width of 200 feet throughout the lot and a minimum lot area of not less than 1.6 acres.

If public water and sewer facilities are available for services to the use permitted the minimum lot size may be reduced to a minimum width of 150 feet throughout the lot, and a minimum lot area of not less than (.75 acre) 32,670 square feet.

All lot measurements shall be exclusive of right-of-way, and shall be in addition to any easement of record.

Section 12.00.D.4 Setbacks

Section 12.00.D.4.a Front Yard

There shall be a front yard of not less than fifty (50) feet in depth. Measurements shall be made from the road right-of-

way. If no right-of-way is established, measurements shall be taken thirty (30) feet from the established road centerline.

Section 12.00.D.4.b Side Yard

There shall be a side yard of not less than thirty (30) feet. Measurements shall be made from each side lot line.

Section 12.00.D.4.c Rear Yard

There shall be a rear yard of not less than fifty (50) feet in depth. Measurements shall be made from the rear lot line.

Section 12.00.D.5

Where a business or industrial district adjoins a residential district, no business or industrial building shall be erected less than one hundred (100) feet from the nearest residential lot line, and an ornamental wall, fence, or shrubbery screen, a minimum of seven (7) feet high shall be placed along the business or industrial lot line adjacent to the residential property, furnished and erected at the expense of the industry.

Section 12.00.E General Requirements

The following general requirements of the “C” district shall apply:

Section 12.00.E.1 Parking Requirements

Parking requirements shall be as regulated in Article 19 of these regulations.

Section 12.00.E.2 Signs

Signs shall be as regulated in Article 20 of these regulations.

Section 12.00.E.3 Major Development Permit

All developments shall have obtained a Major Development Permit from the Licking County Planning Commission and meet all requirements of the Licking County Subdivision Regulations as pertaining to Major Developments prior to being issued a Zoning Permit.

Section 12.00.E.4 Other Regulations as Specified

In addition to the regulations specified, all development within the C/B district is subject to Articles 17 through 23 Supplementary District Regulations, and any other regulations contained within the Licking Township Zoning Resolution as applicable.