

Section 906 Local Business District (LB)

The purpose of the LB District is to allow for the establishment of areas for convenience business uses, which tend to meet the daily needs of the residents of an immediate neighborhood. Such districts shall be strategically located with access to a collector thoroughfare as specified in the major thoroughfare plan.

Permitted Uses, dimensional requirements, and other regulations of the LB, Local Business District; uses not specifically authorized by the express terms of this section of the Zoning Resolution shall be prohibited. The following regulations shall apply:

- A. Building Size Limits:** Buildings containing Wholesale Trade or Retail Trade permitted uses in Section 906 shall contain no more than 16,250 gross square feet of floor area per parcel. Buildings containing all other permitted uses in Section 906 shall have no limit on building size.
- B. Permitted Uses:** After obtaining a valid zoning certificate in accordance with these regulations, the following uses are permitted:
1. Accessory uses and structures.
 2. Agriculture uses exempted from township zoning authority per Chapter 519 of the Ohio Revised Code
 3. **Retail Trade**
 - a) NAICS Code 445110 Supermarkets and other grocery (except Convenience) Stores
 - b) NAICS Code 445120 Convenience Store
 - c) NAICS Code 445230 Fruit and vegetable markets
 - d) NAICS Code 445210 Meat Market
 - e) NAICS Code 446110 Pharmacies and Drug Stores
 4. **Finance and Insurance**
 - a) NAICS Code 522110 Commercial banking
 - b) NAICS Code 522120 Savings Institutions
 - c) NAICS Code 522130 Credit Unions
 - d) NAICS Code 522310 Mortgage and Nonmortgage Loan Brokers
 - e) NAICS Code 524210 Insurance Agencies and brokerages
 5. **Real Estate and Rental and Leasing**
 - a) NAICS Code 531120 Lessors of nonresidential buildings (except miniwarehouses) Banquet Facility
 6. **Educational Services**
 - a) NAICS Code 611110 Elementary and Secondary Schools
 - b) NAICS Code 611210 Junior Colleges
 - c) NAICS Code 611310 Colleges, Universities, and Professional Schools
 - d) NAICS Code 611410 Business and Secretarial Schools
 - e) NAICS Code 611420 Computer Training
 - f) NAICS Code 611430 Professional and Management Development Training
 - g) NAICS Code 611511 Cosmetology and Barber Schools
 - h) NAICS Code 611512 Flight Training
 - i) NAICS Code 611513 Apprenticeship Training
 - j) NAICS Code 611519 Other Technical and Trade Schools
 - k) NAICS Code 611610 Fine Arts Schools
 - l) NAICS Code 611620 Sports and Recreation Instruction
 - m) NAICS Code 611630 Language Schools
 - n) NAICS Code 611691 Exam Preparation and Tutoring
 - o) NAICS Code 611692 Automobile Driving Schools
 - p) NAICS Code 611699 All Other Miscellaneous Schools and Instruction
 - q) NAICS Code 611710 Educational Support Services
 7. **Arts, Entertainment, and Recreation**
 - a) NAICS Code 712190 Nature Parks and other similar institutions.
 8. **Accommodation and Food Services**
 - a) NAICS Code 722110 Full-Service Restaurants.
 - b) NAICS Code 722211 Limited-Service Restaurants.
 9. **Other Services (Except Public Administration)**
 - a) NAICS Code 811192 Car washes

- b) NAICS Code 811430 Footwear and leather goods repair
- c) NAICS Code 812111 Barber Shops
- d) NAICS Code 812112 Beauty salons
- e) NAICS Code 812113 Nail salons
- f) NAICS Code 812210 Funeral homes and funeral services
- g) NAICS Code 812220 Cemeteries and Crematories
- h) NAICS Code 812310 Coin-operated laundries and drycleaners
- i) NAICS Code 812320 Drycleaning and laundry services (Except coin-operated)
- j) NAICS Code 813110 Religious Organizations
- k) NAICS Code 813410 Civic and Social Organizations

C. Conditionally Permitted Uses: After obtaining a valid conditional use permit in accordance with Article 5, and the other provisions of these regulations, the following uses may be conditionally permitted:

1. Agriculture, Forestry, Fishing, and Hunting.

- a) NAICS Code 111110 Soybean Farming
- b) NAICS Code 111120 Oilseed (except Soybean) Farming
- c) NAICS Code 111130 Dry Pea and Bean Farming
- d) NAICS Code 111140 Wheat Farming
- e) NAICS Code 111150 Corn Farming
- f) NAICS Code 111160 Rice Farming
- g) NAICS Code 111191 Oilseed and Grain Combination Farming
- h) NAICS Code 111199 All Other Grain Farming
- i) NAICS Code 111211 Potato Farming
- j) NAICS Code 111219 Other Vegetable (except Potato) and Melon Farming
- k) NAICS Code 111310 Orange Groves
- l) NAICS Code 111320 Citrus (except Orange) Groves
- m) NAICS Code 111331 Apple Orchards
- n) NAICS Code 111332 Grape Vineyards
- o) NAICS Code 111333 Strawberry Farming
- p) NAICS Code 111334 Berry (except Strawberry) Farming
- q) NAICS Code 111335 Tree Nut Farming
- r) NAICS Code 111336 Fruit and Tree Nut Combination Farming
- s) NAICS Code 111339 Other Noncitrus Fruit Farming
- t) NAICS Code 111411 Mushroom Production
- u) NAICS Code 111419 Other Food Crops Grown Under Cover
- v) NAICS Code 111421 Nursery and Tree Production
- w) NAICS Code 111422 Floriculture Production
- x) NAICS Code 111910 Tobacco Farming
- y) NAICS Code 111920 Cotton Farming
- z) NAICS Code 111930 Sugarcane Farming
- aa) NAICS Code 111940 Hay Farming
- bb) NAICS Code 111991 Sugar Beet Farming
- cc) NAICS Code 111992 Peanut Farming
- dd) NAICS Code 111998 All Other Miscellaneous Crop Farming
- ee) NAICS Code 112111 Beef Cattle Ranching and Farming
- ff) NAICS Code 112112 Cattle Feedlots
- gg) NAICS Code 112120 Dairy Cattle and Milk Production
- hh) NAICS Code 112130 Dual-Purpose Cattle Ranching and Farming
- ii) NAICS Code 112210 Hog and Pig Farming
- jj) NAICS Code 112310 Chicken Egg Production
- kk) NAICS Code 112320 Broilers and Other Meat Type Chicken Production
- ll) NAICS Code 112330 Turkey Production
- mm) NAICS Code 112340 Poultry Hatcheries
- nn) NAICS Code 112390 Other Poultry Production
- oo) NAICS Code 112410 Sheep Farming
- pp) NAICS Code 112420 Goat Farming
- qq) NAICS Code 112511 Finfish Farming and Fish Hatcheries
- rr) NAICS Code 112512 Shellfish Farming

- ss) NAICS Code 112519 Other Animal Aquaculture
 - tt) NAICS Code 112910 Apiculture
 - uu) NAICS Code 112920 Horses and Other Equine Production
 - vv) NAICS Code 112930 Fur-Bearing Animal and Rabbit Production
 - ww) NAICS Code 112990 All Other Animal Production
 - xx) NAICS Code 113110 Timber Tract Operations
 - yy) NAICS Code 113210 Forest Nurseries and Gathering of Forest Products
 - zz) NAICS Code 113310 Logging
 - aaa) NAICS Code 114111 Finfish Fishing
 - bbb) NAICS Code 114112 Shellfish Fishing
 - ccc) NAICS Code 114119 Other Marine Fishing
 - ddd) NAICS Code 114210 Hunting and Trapping
 - eee) NAICS Code 115111 Cotton Ginning
 - fff) NAICS Code 115112 Soil Preparation, Planting, and Cultivating
 - ggg) NAICS Code 115113 Crop Harvesting, Primarily by Machine
 - hhh) NAICS Code 115114 Postharvest Crop Activities (except Cotton Ginning)
 - iii) NAICS Code 115115 Farm Labor Contractors and Crew Leaders
 - jjj) NAICS Code 115116 Farm Management Services
 - kkk) NAICS Code 115210 Support Activities for Animal Production
 - lll) NAICS Code 115310 Support Activities for Forestry
2. **Health Care and Social Assistance**
- a) NAICS Code 623312 Homes for the Elderly
 - b) NAICS Code 623990 Other residential care facilities.
3. **Arts, Entertainment, and Recreation**
- a) NAICS Code 713940 Fitness and Recreational Sports Centers
 - b) NAICS Code 713990 All other amusement and recreation industries

D. General Requirements of the LB District

1. **Height Limit:** No building shall be erected or enlarged to exceed two and one-half (2 1/2) stories or thirty-five (35) feet.
2. **Lot Area, Width & Depth:** Every lot shall have a minimum width of one hundred (100) feet and a minimum lot area of not less than one-half (.5) acre (twenty-one thousand, seven hundred eighty – 21,780 square feet) exclusive of road right-of-way and shall be in addition to any easement of record.
3. **Front Yard:** There shall be a front yard of not less than twelve (12) feet in depth.
4. **Side Yard:** There shall be side yards of twelve (12) feet on each side.
5. **Rear Yard:** There shall be a rear yard of not less than twelve (12) feet in depth.
6. **Parking Requirements:** Parking requirements shall be as regulated in Article 11 of these regulations.
7. **Signs:** Signs shall be as regulated in Article 12 of these regulations.
8. **Buffering, Landscaping, and Resource Preservation:** Buffering, Landscaping, and Resource Preservation shall be as regulated in Article 16 of these regulations.