

Center will include three essential components

A. Woodman / Dorothy Industrial/ Office (Subsequently referred to as Zone A)

Positioned between the heavy industrial Delphi Chassis complex and the commercial areas fronting on Dorothy Lane will be up to eighteen building lots for light industrial/office businesses to locate.

B. Woodman / Dorothy Commercial (Subsequently referred to as Zone B)

Located in the Southeast portion of the property will be a controlled commercial development which will initially be a full service supermarket and drug store operation that will provide the impetus to revitalize the important existing retail and commercial services bordering the southern portion of the business district. An attractive, modern and efficient destination oriented shopping operation planned by The Kroger Co. will encourage community residents to shop in this area and will enhance the continued viability of the area to surrounding businesses.

In summary, Woodman / Dorothy Business Center will provide a new place for residents to work and obtain those goods and services that are needed by most families. A successful marriage between needed revitalization and new capital investment will occur.

E.3 Permitted Uses

A. Woodman / Dorothy Industrial, Permitted Uses

The following uses shall be permitted within the Zone A area of the Woodman / Dorothy Business Center Overlay district.

- A. Manufacturing, Research, Assembly associated with light industry
- B. Construction Trades and Contractor Offices and Shops
- C. Industrial Craft Shops
- D. Printing, Publishing, Lithography and Binding Establishments

- E. Warehouse and Distribution Centers, (excluding self storage facilities). Minimum user will occupy 2,000 square feet
- F. Wholesaling, requiring the on premises warehousing of products that will require bulk storage in a minimum of fifty percent of the interior floor area and whose normal operations shall not interfere with the industrial operations by attracting so much consumer or commercial traffic to create significant adverse impact upon industrial operations. The maximum retail sales space shall not exceed 25% of the building on the lot.
- G. Animal Hospitals, Veterinary Clinics, Kennels (inside building only), and Animal Grooming facilities in accordance with Section 1167.03 of the City of Kettering Zoning Code
- H. Offices that primarily supply services to Industrial and Commercial Businesses.
- I. Offices of business, professional, public, civic, religious, charitable, labor union, and all other forms of administrative activities, excluding aspects of those activities which are conducted in storerooms, sales premises or anything other than offices.
- J. Studios for Artists.
- K. Sales, service, and repair of professional, scientific and other technical services in a strict office environment
- L. Adult and Child Day Care Centers subject to the provisions of 1151.08 of the City of Kettering Zoning Code. Day Care Centers will be limited to Lots 13, 14, 15, 16, 17, 18 as shown on plan (attached as Exhibit A).
- M. Medical and Dental Care Offices and Clinics
- N. Educational Training Centers without outdoor activities
- O. Dining Room Restaurant, excluding Cafeteria, buffet, drive-in and fast-food restaurants only permitted if accessory to an office use and shall not exceed twenty-five (25%) percent of the structure in which it is

located. This would not preclude a business from providing a lunchroom or cafeteria for their employees.

- P. Financial Establishments, Banks and Savings and loan, Credit Unions
- Q. U.S. Postal Service Mailboxes or drop boxes by similar private carriers such as UPS or Federal Express accessory to any principal permitted use
- R. Any other uses of a similar nature or intensity may be approved by the City Zoning Administrator if determined to be within the intent of the Woodman/Dorothy Business Center Overlay District Zone A classification. The use must also be determined as not detrimental to the quality of life in the surrounding area or the economic health of this Overlay District or the City.

B. Woodman / Dorothy Commercial, Permitted Uses

The following uses shall be permitted with the Zone B area of the Woodman/Dorothy Business Center Overlay District.

- A. Supermarkets and ancillary services therein, such as mini markets/carryouts, floral shops, cafes, drug stores, financial services, photo labs and other similar uses such as drive-thru facility as part of the principal structure
- B. General Merchandise Stores and Drug Stores
- C. Business, Professional and Administrative Offices
- D. Medical Offices and Clinics
- E. Commercial Schools and Studios
- F. Financial Establishments, Banks and Savings and Loan Associations, and Credit Unions and accessory automatic teller machines.
- G. Nurseries and Garden Supply stores accessory to permitted use. Fencing and/or roofing must be designed to compliment the principal