



**ARTICLE 11      B-3 GENERAL BUSINESS DISTRICT**

**11.01              INTENT**

The purpose of this district is to provide an integrated collection of structures and uses designed to provide for a large variety of retail stores and related activities and for office buildings and service establishments which serve the comparison, convenience and service needs of an unlimited consumer population. The district regulations are designed to provide for properly located major shopping complexes which will be serviced with conveniently located off-street parking areas and safe pedestrian movement, but to exclude non-retail uses which generate a large volume of truck traffic.

**11.02              PERMITTED PRINCIPAL USES**

See Table 2, Schedule of Permitted Principal Uses.

**11.03              ACCESSORY USES**

Uses customarily accessory to the permitted uses.

**11.04              LOT SIZE**

The minimum lot size for this district shall be two acres (86,000) feet.

**11.05              YARD REQUIREMENT**

In a General Business District, the following minimum yard areas shall be provided:

1. Front Yards: A minimum front yard of 70 feet shall be provided. Such setback shall be from the existing right-of-way or any proposed right-of-way. Where there is no officially established public right-of-way all buildings shall be set back at least 95 feet from the centerline of the roadway.
2. Side Yards: No side yard is required if legal ingress and egress is permanently provided. If legal ingress and egress cannot be provided, then one of the side yards must equal fifteen (15) feet. If a side yard is provided voluntarily, it shall not be less than fifteen (15) feet.
3. Rear Yards: Rear yards of thirty (30) feet shall be provided, an additional one (1) foot of rear yard shall be provided for each two (2) feet of building height over twenty-five (25) feet.
4. Side and Rear Yard requirement for non-residential uses abutting residential district: See Section 18.17 (4).

Beavercreek Township Zoning Resolution

5. All business and commercial buildings in excess of 150 feet in length must have a twenty (20) foot clearance on three (3) sides for fire lanes. On high hazard buildings, a distance of no less than fifty (50) feet shall be between buildings. This area shall be reasonably level and solid enough to support fire equipment year round.
6. From the right-of-way line, shall be a 10' landscaped area to be maintained in grass/plantings. No planting shall be higher than three (3) feet.

**11.06 (Reserved for Future Use)**

**11.07 ACCESSORY PARKING**

In a General Business District, parking shall be provided as required in Section 18.16 of this Resolution.'

**11.08 OFF-STREET LOADING**

Spaces shall be provided as required in Section 18.15.

**11.09 SIGNS**

See Article 20, for size and location of permitted signs.

**11.10 SCREENING**

See Section 18.17 for screening regulations for uses adjoining residential districts.

**11.11 PLANNED UNIT DEVELOPMENT**

Proposed developments are encouraged to be developed under Article 17, Planned Unit Development Districts. If the proposed development deviates from the requirements of the B-3 General Business District or the development proposes more than one primary structure a planned unit development may be proposed.

**11.12 CONDITIONAL USES**

See Table 2.