

ARTICLE 12 B-4 HIGHWAY BUSINESS DISTRICT

12.01 INTENT

This district is designed to encompass those businesses which by their nature generate a large volume of traffic and which require special consideration in their placement so to prohibit possible traffic congestion and protect the residential community.

12.02 PERMITTED PRINCIPAL USES

See Table 2, Schedule of Permitted Principal Uses.

12.03 ACCESSORY USES

Uses customarily accessory to the permitted uses.

12.04 LOT SIZE

The minimum lot size in this district shall be 3 acres-129,000 square feet.

12.05 YARD REQUIREMENTS

In a Highway 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 districts: 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, there shall be a 10 foot landscaped area to be maintained in grass/plantings. No planting shall be higher than three (3) feet.

12.06 BUILDING HEIGHT REGULATIONS

No building in the B-4 Highway Business District shall exceed 35 feet in height.

12.07 ACCESSORY PARKING

Space shall be provided in accordance with the provisions of Section 18.16.

12.08 OFF-STREET LOADING

Spaces shall be provided in accordance with the provisions of Section 18.15.

12.09 SIGNS

See Article 20 for size and location of permitted signs.

12.10 SCREENING

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

12.11 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-4 Highway Business District or the development proposes more than one primary structure, a planned unit development may be proposed.

12.12 CONDITIONAL USES

See Table 2.