



# PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON MARCH 26, 2024

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## Batavia Township – Zoning Text Amendments

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**APPLICANT:** Batavia Township Zoning Commission  
1535 Clough Pike  
Batavia, OH 45103

**REQUEST:** Modifications to the Batavia Township Zoning Resolution

**PROPOSED TEXT AMENDMENTS:** Modifications to Sections 2, 7, 8, 24, and 26 of the Batavia Township Zoning Resolution. See attached Exhibit A for text amendments.

**CONTENT OF REPORT:**

Exhibit A: Text Amendments

Exhibit B: Township Resolution 03-01-2024

**STAFF ANALYSIS:**

Batavia Township has proposed several modifications to the existing resolution that seek to improve the Zoning Resolution including regulating fencing materials use allowances and guidelines, as well as updating tables and sections to align with updated materials. The list below has been provided by the Township:

1. **Sec. 2.01 Definitions:** The definition of Fence has been revised to enhance control over materials used.
2. **Sec. 7.01 Fences, Walls, and Hedges:** Several adjustments have been made to address the points discussed previously.
3. **Sec. 7.31 Agricultural Use Guidelines:** An amendment has been made to reference the new Sec. 7.35.
4. **Sec. 7.35 Marijuana Business Prohibited:** This is a new section aimed at clarifying the status of marijuana-related activities.
5. **Sec. 8.08 Drive-Through Facilities:** Changes have been made to specify that conditional use is required and to modify the associated standards.
6. **Sec. 24.04 B-1 Conditionally Permitted Uses:** Drive-through facilities have been added as a conditional use.
7. **Sec. 26.02 B-2 Principally Permitted Uses:** The list has been modified to reclassify several uses as conditional and to include funeral homes.
8. **Sec. 26.04 B-2 Conditionally Permitted Uses:** Certain uses have been moved from principal to conditional, and drive-through facilities and crematoriums have been added.

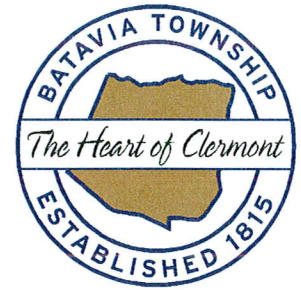
The proposed text amendments are not in conflict with the provisions established in Section 519.12 of the Ohio Revised Code relative to the Township Zoning Authority and are consistent with actions meant to protect and preserve public health and safety. As the recommendation of the Planning Commission is nonbinding staff acknowledges that the proposed text amendments are permissible and the Township has the authority to process them according to their discretion.

**RECOMMENDATION:**

Staff recommends a motion to **RECOMMEND APPROVAL** as to form of the Batavia Township Text Amendments as submitted.

# Exhibit A

BATAVIA TOWNSHIP  
PLANNING & ZONING DEPARTMENT  
1535 Clough Pike Batavia, Ohio 45103  
(513) 732-3888



March 14, 2024

Leonard Kendall, AICP  
Clermont County Planning Commission  
101 E Main Street, 3<sup>rd</sup> Floor  
Batavia, OH 45103

**RE: 2024 Proposed Changes to Batavia Township Zoning Resolution  
Resolution: 03-01-2024/ Case B-02-24Z**

Dear Planning Commission,

I am writing to inform you that on March 5, 2024 the Batavia Township Trustees passed the resolution 03-01-2024 to amend the Batavia Township Zoning Resolution. Below is a summary of the modifications:

1. Sec. 2.01 Definitions: The definition of Fence has been revised to enhance control over materials used.
2. Sec. 7.13 Fences, Walls, and Hedges: Several adjustments have been made to address the points discussed previously.
3. Sec. 7.31 Agricultural Use Guidelines: An amendment has been made to reference the new Sec. 7.35.
4. Sec. 7.35 Marijuana Businesses Prohibited: This is a new section aimed at clarifying the status of marijuana-related activities.
5. Sec. 8.08 Drive-Through Facilities: Changes have been made to specify that conditional use is required and to modify the associated standards.
6. Sec. 24.04 B-1 Conditionally Permitted Uses: Drive-through facilities have been added as a conditional use.
7. Sec. 26.02 B-2 Principally Permitted Uses: The list has been modified to reclassify several uses as conditional and to include funeral homes.
8. Sec. 26.04 B-2 Conditionally Permitted Uses: Certain uses have been moved from principal to conditional, and drive-through facilities and crematoriums have been added.

Please review the proposed changes and provide any feedback or concerns you may have. Your input is valuable as we work towards improving the zoning resolution.

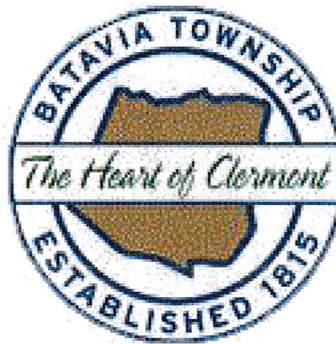
Sincerely,

*Taylor Corbett*

Taylor Corbett  
Director of Planning & Zoning  
1535 Clough Pike  
Batavia, OH 45103  
(513) 732-3888, Ext. 2  
Email: [tcorbett@bataviatownship.org](mailto:tcorbett@bataviatownship.org)

**BATAVIA TOWNSHIP  
ZONING RESOLUTION**  
Clermont County, Ohio

~~July 6, 2023~~ February 29, 2024  
(text last revised)



*ZONING ADOPTED IN BATAVIA TOWNSHIP*  
*\*1962\**

installation on a permanent foundation when arriving at the site; requiring only the assembly of units and the connection of mechanical subsystems (i.e., plumbing, sewer, electrical and fuel supply). The state certification must be presented with the application. A modular home shall be considered real property.

“DWELLING, MULTI-FAMILY” A building consisting of three or more dwelling units, including condominiums with varying arrangements or entrances and party walls. Each dwelling unit shall be considered the residence of a single household, which may vary from building to building in ownership and possession rights and physical features.

“DWELLING, SINGLE-FAMILY” A building consisting of a single dwelling unit only, separated from other dwelling units by open spaces.

“DWELLING, TOWNHOUSE” A single-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.

“DWELLING, TWO-FAMILY” A building consisting of two, and no more than two single-family dwelling units, which may be either attached side by side or one above the other, and each unit having either a separate or combined entrance or entrances.

“DWELLING UNIT, ATTACHED” Two or more dwelling units within a structure.

“EASEMENT” Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his real property.

“EDUCATIONAL INSTITUTION” A public or private facility that provides a curriculum of elementary or secondary academic instruction, including kindergartens, elementary schools, junior high schools, high schools, technical and collegiate level courses.

“FAMILY” A person living alone or two or more persons not necessarily related by blood, marriage, adoption or guardianship, living together in a dwelling unit as a single housekeeping unit under a common housekeeping management plan based on an intentionally structured relationship providing organization and stability.

“FENCE” An artificially constructed barrier of wood, masonry, stone, wire metal or other manufactured material or combination of customary building materials man-made yard structure, other than a building, used for decorative purposes or to form a barrier to light, sound, wind, snow, animals, vehicles, or pedestrians ~~and is constructed of customary building materials~~.

“FINANCIAL INSTITUTION” Any building, property or activity of which the principal use or purpose of which is the provision of financial services including, but not limited to

19. Telecommunication towers shall not be artificially lighted unless required by the FAA or other applicable federal or state authority. When so required, it shall be oriented inward, so as not to project onto surrounding residential properties. In any case, overall site illumination shall be such that measurements along the perimeter of the site shall not exceed 0.20 footcandles.
20. The applicant (or its successors) shall, within 30 days of ceasing operation at the site of a telecommunication tower, give notice of such ceasing of operation to the Board. Facilities shall be removed from the site within 12 months of ceasing operations. Resale or renting of facilities is permissible only to other cellular communications systems subject to obtaining a Zoning Certificate.

C. Permitted Accessory Uses Associated with Telecommunication Towers

An antenna for a telecommunication facility may be attached to an existing residential building two and one-half (2 1/2) stories in height or to an existing non-residential structure, excluding residential accessory structures, subject to the following conditions:

1. The antenna shall not extend more than 10 feet above the roof of the existing building or top of the existing structure.
2. If the applicant proposes to locate the telecommunications equipment in a separate telecommunications equipment shelter, not located in or attached to the building, the equipment shelter shall comply with the accessory building regulations of the district.
3. Vehicular access to the equipment shelter shall be via the existing road circulation system and subject to Article 8 Off-Street Parking and Loading.

### 7.13 FENCES, WALLS AND HEDGES

Fences, walls, and hedges are permitted in all districts, subject to the following conditions:

A. Exemptions

1.        If engaged in agricultural operations or activities, properties which are five acres or more in size shall be exempt from these provisions, however the provisions of 7.21 in regard to maintaining a safe sight triangle must be adhered to.

2. Small portions of fences, such as decorative fencing used for landscaping, that are not longer than 20 feet in length, but which comply with the height, yard and maintenance requirements set forth in this section, shall not require a zoning certificate.

B. Location

No fence, wall or hedge shall be closer than two (2) feet to any right-of-way line.

C. Height

Fences and walls shall not exceed eight (8) feet in height in the rear and side yards and shall not exceed four (4) feet in height in any required front yard, including corner lots. Within the Industrial and the Major Industrial Districts, fences may be up to ten (10) feet in height in the front, side and rear yards, however fences located in the front yard must be set back from the right of way no less than a distance equal to the required front yard setback of such district unless the fence is designed to be no more than fifty percent (50 %) opaque.

D. Materials

1. Fences shall not contain an electric charge except when located in the A Agricultural District or on properties with an agricultural use.

2. Barbed wire shall only be permitted in the A Agricultural District, the I Industrial District, the MI Major Industrial Districts or on properties with an agricultural use or sharing an adjacent lot line with an agricultural use and then only on the top of a perimeter fence. Such fence shall be in accordance with the provisions of Section 971 of the Ohio Revised Code.

3. The smoothly finished side of the fence or wall shall be the side that faces outward from the lot or yard being fenced.

4. Fences shall be constructed of wood, masonry, stone, wire, metal or other manufactured materials or combination of materials and shall be maintained in a neat and orderly manner. Fence materials shall be of a neutral color palette. Examples of neutral colors include beige, taupe, gray, cream, brown, white, and black.

E. Opacity

No fence located in a required front yard shall be greater than fifty (50%) percent opaque. This restriction also applies to fences located within required front yard setbacks on corner lots.

F. Sight Distance Requirements

No fence, wall, or hedge shall violate the sight distance requirements found in Section 7.21.

G. Permits

The construction of fences, walls and similar permanent structures require the issuance of a zoning certificate. Fences shall require a fence permit.

1. The planting of hedges shall not require a zoning certificate but shall comply with the provisions of this section.

2. The applicant shall be responsible for assuring that the fence is legally erected on his/her property.

3. A building permit from Clermont County Permit Central is required for fences that exceed six (6) feet in height.

**7.14 SATELLITE DISH**

Satellite dishes, where permitted as an accessory use, are subject to the following conditions:

A. Exemptions

Any satellite dish twenty-four (24) inches or less in diameter shall be exempt from these regulations.

B. Location

1. Satellite dishes may be erected or installed on the ground of any property; provided that in the O-B, B-1, B-2, C-I, I and MI Districts, roof mounting shall also be permitted.

2. Satellite dishes shall be set back a minimum ten (10) feet from all side and rear property lines and shall not be located closer to the street than the nearest foundation line of the principal use structure on the lot, but in no case shall this distance be required to be greater than two (2) times the front yard setback line required for the district in which the property is located.

C. Height and Size

1. The maximum height of any ground-mounted earth satellite station/satellite dish shall not exceed fifteen (15) feet above the finished grade and its diameter shall not exceed twelve (12) feet.

- H. No employees of the subject establishment shall conduct themselves outside the confines of the structure in such attire and/or by actions, in a manner distracting, distasteful and/or detrimental to adjacent business interests, residents or passersby.
- I. No screens, loudspeakers or sound equipment shall be used for adult entertainment establishment (enclosed or drive-in) that can be seen or discerned by the public from public or semi-public areas.
- J. In granting any such Conditional Use, the Board of Zoning Appeals may prescribe additional conditions it deems necessary in the public interest. However, no Conditional Use shall be approved by the Board of Zoning Appeals unless it finds that the use for which such approval is sought is not likely to be dangerous or detrimental to nearby properties, that the use will not be contrary to any program of conservation or improvement, either residential or non-residential, or be contrary to the public health, safety, morals and general welfare of the Township.
- K. An adult entertainment establishment shall also comply with the regulations established by Township Resolution 5-2-96 regarding cabaret establishments, Township Resolution 5-3-96 regarding massage establishments, and any other superseding legislation.

**7.17 ACCESSORY USE STANDARDS IN RESIDENTIAL DISTRICTS AND FOR RESIDENTIAL USES**

It is the purpose of this Section to permit accessory uses to be utilized and maintained in a manner which make them compatible with principal uses and harmonious with uses upon adjacent properties. Accessory use standards in residential districts and for residential uses shall be as follows:

- A. The total lot coverage permitted for all accessory buildings and accessory structures shall not exceed thirty (30%) percent of the area of the side and rear yard and the total square footage of all accessory buildings and accessory structures on any lot shall be as established in this section.
  - 1. There shall be no more than two (2) accessory buildings or structures on a lot, excluding swimming pools, fences, and small utility sheds totaling 50 square feet or less, ~~unless the lot is more than one (1) acre. For lots consisting of more than one (1) acre, an~~ One (1) additional accessory building or structure will be permitted for each additional acre or fraction thereof, with a maximum of four (4) per lot.
  - 2. Accessory buildings, other than detached garages and carports with minimum eight (8) foot wide vehicular access doors, shall not exceed 200 square feet unless the lot on which the building is located is 20,000 square

9. In the case of a corner lot, no accessory building shall be erected or altered so as to project beyond the front yard required on any adjacent lot, nor shall it be located closer to either street line than the main building constructed on the lot, but in no case shall this distance be required to be greater than two (2) times the front yard setback required for the district in which the property is located.
10. Any accessory building shall be located no less than ten (10) feet from another accessory or principal structure.

B. Containers formerly used for transporting sea-going cargo, railroad cars, cabooses, semi-trailers, shipping containers, camper shells, or other units which slide off a chassis or frame including a body, box or unit which is removed from a chassis are prohibited as storage facilities or accessory buildings in residential districts and for residential uses. Also see Section 7.10 Portable Storage Units As Temporary Use.

## **7.18 ACCESSORY USE STANDARDS IN BUSINESS AND INDUSTRIAL DISTRICTS**

In a Business or Industrial District, any use which is customarily found in conjunction with and required for the full utilization and economic viability of the principal use which meets the definition of accessory use in Chapter 2, and which complies to the applicable standards of the district in which it is located, is permitted.

All accessory buildings shall be required to have a setback distance of not less than one half ( $\frac{1}{2}$ ) the required setback for principal structures in side and rear yards. With the exception of corner lots, no detached accessory building shall be placed closer to the street than the nearest foundation line of the principal use structure on the lot, but in no case shall this distance be required to be greater than two (2) times the front yard setback required for the district in which the property is located.

## **7.19 SECONDARY DWELLING UNITS**

An additional dwelling on a lot may be permitted on lots used for single-family residential purposes, subject to the following conditions:

- A. An attached secondary dwelling unit may be permitted if it conforms and is pursuant to the Conditional Use procedures set forth in Section 5.07.
- B. The secondary dwelling unit shall be occupied only by members of the family occupying the primary dwelling on the lot.
- C. The secondary dwelling unit shall not exceed 40% of the footprint of the principal dwelling and shall be designed in such a way as to make its future inclusion as part of the principal structure acceptable.

4. Agritourism. However, the Board of Township Trustees, as provided in section 519.02 of the Revised Code, may regulate such factors pertaining to agritourism, except farm markets as described in (C)(1) of this Section, as size of a structure used primarily for agritourism, size of parking areas that may be required, setback building lines for structures used primarily for agritourism, and egress or ingress where such regulation is necessary to protect public health and safety.
  - a. Nothing in division (C)(4) of this Section confers power on the Zoning Commission, Board of Township Trustees, or Board of Zoning Appeals to require any parking area to be improved in any manner, including requirements governing drainage, parking area base, parking area paving, or any other improvement.
  - b. Nothing in division (C)(4) of this Section confers power on the Zoning Commission, Board of Township Trustees, or Board of Zoning Appeals to prohibit the use of any land or the construction or use of buildings or structures that are used primarily for vinting and selling wine that are located on land any part of which is used for viticulture as provided in division (A) of this Section.
  - c. As used in division (C)(3) of this Section, "biologically derived methane gas" has the same meaning as in section 5713.30 of the Revised Code.
  - d. As used in division (C)(4) of this Section, "agritourism" has the same meaning as in section 901.80 of the Revised Code.
- D. Nothing in this Section prohibits the Zoning Commission, Board of Township Trustees, or Board of Zoning Appeals from regulating the location of medical marijuana cultivators, processors, or retail dispensaries or from prohibiting such cultivators, processors, or dispensaries from being located in the unincorporated territory of the township. See Section 7.35 Marijuana Businesses Prohibited.
- E. All agricultural buildings and structures used for dairying and animal husbandry on parcels less than five (5) acres shall be located no closer than 75 feet to an adjoining property line. Poultry shall be excluded from this regulation.
- F. Agricultural uses that are located in an "improved platted subdivision" shall comply with the requirements of this section and all other applicable provisions of this resolution.
  1. No agricultural uses except the growing of crops, fruits, vegetables, flower, and plants are permitted on lots of less than one (1) acre located within an improved platted subdivision.

**7.34 KENNELS AND VETERINARY HOSPITALS OR CLINICS**

Kennels and veterinary hospitals or clinics with outdoor runs shall be located no closer than 200 feet to an adjoining property line unless a variance is approved by the Board of Zoning Appeals.

**7.35 MARIJUANA BUSINESSES PROHIBITED**

In accordance with Resolution 01-02-2020, marijuana businesses shall be prohibited in Batavia Township. As specified in Resolution 01-02-2020, marijuana processing, cultivation and retail dispensaries are prohibited.

**7.36 SHIPPING CONTAINERS NOT ALLOWED FOR HUMAN OCCUPANCY**

Containers formerly used for transporting sea-going cargo, railroad cars, cabooses, semi-trailers, shipping containers, camper shells, or other units which slide off a chassis or frame including a body, box or unit which is removed from a chassis are not allowed for human occupancy in any district.

## 8.07 JOINT OR COLLECTIVE PARKING FACILITIES

The joint or collective parking provision of required off-street parking areas shall comply with the following standards and requirements:

- A. All required parking spaces shall be located on the same lot with the building or use served, except that where an increase in the number of spaces is required by a change or enlargement of use, or where such spaces are provided collectively or jointly by two (2) or more buildings or establishments, the required spaces may be located not farther than 500 feet from the building served.
- B. The total of such off-street parking spaces supplied collectively may be less than the sum of the requirements for the various uses computed separately. However, in no case shall the sum of the requirements for the various uses be reduced to a point greater than 15% of the required parking for uses when computed separately.

## 8.08 DRIVE-THROUGH FACILITIES

- A. Uses that include drive-up, drive-through, or other services to customers in vehicles shall be designed to provide adequate on-site stacking spaces. Stacking spaces shall be designed so that vehicles waiting for service do not interfere with traffic on public streets, and do not interfere with vehicular or pedestrian access or circulation on the site.
- B. Conditional use approval by the Board of Zoning Appeals shall be required for drive-through uses.
- C. The following standards shall apply to businesses that contain a drive-through facility, regardless if the drive-through is part of another use (e.g., restaurant or financial institution) or if it is a stand-alone use (e.g., automatic teller machine).
  - 1. General Standards:
    - a. Audible electronic devices such as loudspeakers, automobile service order devices, and similar instruments shall not be located within 300 feet of any residential dwelling unit.
    - b. All drive-through areas, including but not limited to menu boards, stacking lanes, trash receptacles, loudspeakers, drive up windows, and other objects associated with the drive-through area, shall be located in the side or rear yard of a property to the maximum extent feasible, and shall not cross, interfere with, or impede any public right-of-way.

c. An opaque fence or screen a minimum of six (6) feet in height shall be constructed along any property line abutting a residential district.

2. Stacking Space and Lane Requirements:

a. The number of required stacking spaces shall be as provided for in the table below.

<u>Activity</u>	<u>Minimum Stacking Spaces (Per Lane)</u>	<u>Measured From</u>
<u>Financial Institution or ATM</u>	<u>5</u>	<u>Teller or Window</u>
<u>Fuel or Gasoline Pump Island</u>	<u>2</u>	<u>Pump Island</u>
<u>Full Service Automotive Washing Establishment</u>	<u>6</u>	<u>Outside of Washing Bay</u>
<u>Restaurant</u>	<u>6</u>	<u>Pick-Up Window</u>
<u>Self-Service Automotive Washing Establishment</u>	<u>2</u>	<u>Outside of Washing Bay</u>
<u>Other</u>	<u>As determined by the Zoning Administrator</u>	

b. Stacking spaces do not count towards the parking spaces required in this article.

c. Stacking lanes shall be provided for any use having a drive-through facility and shall comply with the following standards:

i. Drive-through stacking lanes shall have a minimum width of 10 feet.

ii. Stacking lanes shall be set back 25 feet from rights-of-way.

iii. Stacking spaces shall be a minimum of nine (9) feet by 18 feet in size.

3. Menu Board Signs

a. One menu board sign for each stacking lane shall be allowed provided it does not exceed 35 square feet in sign area. Any additional attachments such as pictures or photographs of food and other items shall be included within the maximum signage area.

b. Menu board signage shall not be included in the total calculated allowed signage for a property.

1. No menu board sign shall exceed seven (7) feet in height measured from the grade of the adjacent driving surface to the top of the sign.
2. Illuminated menu board signs shall be internally illuminated.
3. Menu boards shall be reviewed and approved as part of the zoning certificate for the drive-through facility or, when a menu board is to be added, as part of a separate zoning certificate application.

~~A. A minimum of four (4) stacking spaces shall be provided per service point.~~

~~B. A bypass lane with a minimum width of ten feet shall be provided for all drive-through uses.~~

~~C. For the purpose of determining adequate stacking, a plan illustrating the required number of stacking spaces measured a minimum of nine (9) feet wide and twenty-two (22) feet long shall be provided.~~

#### **8.09 OFF-STREET LOADING SPACES REQUIRED**

In connection with every building or part thereof hereafter erected, except dwellings, there shall be provided, on the same lot with such buildings, off-street loading spaces or berths, for uses which customarily receive or distribute material or merchandise by vehicle, in accordance with the requirements of Sections 8.10 and 8.11 of this Article.

#### **8.10 OFF-STREET LOADING REQUIREMENTS**

Off-street loading requirements shall be as follows:

BUILDING AREA	MINIMUM NUMBER OF SPACES REQUIRED
Less than 1,000 square feet	None required
More than 1,000 square feet but less than 10,000 square feet	One space
More than 10,000 square feet but less than 40,000 square feet	Two spaces
40,000 square feet or more	Three spaces, plus one space for each 30,000 square feet over 40,000 square feet of building area

#### **8.11 OFF-STREET LOADING DESIGN STANDARDS**

All off-street loading spaces shall be in accordance with the following standards and specifications:

**ARTICLE 24**  
**B-1 COMMUNITY BUSINESS DISTRICT**

**24.01 PURPOSE**

This District is designed to permit and encourage the retention and establishment of small convenience goods and personal service businesses located in close proximity to the residential areas which it is intended to serve.

**24.02 PRINCIPALLY PERMITTED USES**

Principally permitted uses are as follows:

- A. Agriculture; as per ORC 519.21 and as regulated in Section 7.31. (Under 5 Acres of land shall be limited to two head of livestock, excluding poultry).
- B. Educational Institutions.
- C. Religious Places of Worship.
- D. Government Buildings.
- E. Clubs.
- F. Day Care Center
- G. Medical and Dental Offices/Clinics.
- H. Professional Services.
- I. Personal Services.
- J. Offices.
- K. Financial Institutions.
- L. Retail Business - Limited to 5,000 square feet gross floor area.
- M. Convenience Business.
- N. Commercial Entertainment.
- O. Wireless Telecommunications Towers.

### 24.03 PERMITTED ACCESSORY USES

Permitted accessory uses are as follows, and in accordance with Article 7:

- A. Signs, as regulated in Article 40.
- B. Roadside Stands.
- C. Any use or structure customarily accessory and incidental to any of the permitted uses.

### 24.04 CONDITIONALLY PERMITTED USES

Conditionally permitted uses are as follows:

- A. Non-Commercial Recreation.
- B. Hospitals.
- C. Rest Home/Convalescent Care/Assisted Living Facilities.
- D. Commercial Recreation.
- E. Restaurants with or without outdoor dining and/or entertainment; as regulated in Section 7.33.
- F. Fast Food Restaurants.
- G. Taverns.
- H. Automotive Filling Stations.
- I. Medical and Dental Laboratories.
- J. Veterinary Hospitals or Clinics; as regulated in Section 7.34.
- K. Small Wind Energy Conservation Systems on lots three (3) acres or less; as regulated in Section 7.29.

L. Drive-Through Facilities associated with a principally permitted use; as regulated in Section 8.08.

M. Uses similar to those indicated in this District.

**ARTICLE 26**  
**B-2 GENERAL BUSINESS DISTRICT**

**26.01 PURPOSE**

This district is designed to provide for a variety of retail, service and administrative establishments required to satisfy the needs of the overall Township.

**26.02 PRINCIPALLY PERMITTED USES**

Principally permitted uses are as follows:

A. Agriculture; as per ORC 519.21 and as regulated in Section 7.31. (Under 5 Acres of land shall be limited to two head of livestock, excluding poultry).

B. Agricultural Services.

~~C. Veterinary Hospitals or Clinics.~~

~~DC.~~ Educational Institutions.

~~ED.~~ Religious Places of Worship.

~~FE.~~ Government Buildings.

~~GF.~~ Clubs.

~~HG.~~ Medical and Dental Offices/Clinics.

~~HH.~~ Professional Services.

~~J.~~ I. Personal Services.

~~K,J.~~ Offices.

~~LK.~~ Financial Institutions.

~~ML.~~ Retail Business.

~~NM.~~ Restaurants.

~~O.~~ N. Internet Café.

~~PO.~~ Fast Food Restaurants.

~~Q. Automotive Filling Stations.~~

~~RP. Commercial Entertainment.~~

~~S. Hotels and Motels.~~

~~T. Automotive Service and Repairs.~~

~~U. Automobile, Motorcycle, Recreational Vehicle, Truck, Trailer and Farm Implement Sales; New or Used.~~

~~V. Automotive Washing Facility.~~

~~WQ. Wholesale Business.~~

~~XR. Shopping Center.~~

~~YS. Day Care Center.~~

~~ZT. Plant Nursery.~~

~~AAU. Wireless Telecommunications Towers.~~

~~V. Funeral Home.~~

### **26.03 PERMITTED ACCESSORY USES**

Permitted accessory uses are as follows, and in accordance with Article 7:

- A. Signs, as regulated in Article 40.
- B. Roadside Stands.
- C. Drive-through Facilities.
- D. Warehouse; provided that such facility does not exceed 40% of the total floor area of the Structure.
- E. Any use or structure customarily accessory and incidental to any of the permitted uses.

### **26.04 CONDITIONALLY PERMITTED USES**

Conditionally permitted uses are as follows:

- A. Golf Courses.
- B. Non-Commercial Recreation.
- C. Hospitals.
- D. Single-family Dwellings.
- E. Rest Homes/Convalescent Care/Assisted Living Facilities.
- F. Taverns.
- G. Medical and Dental Laboratories.
- H. Restaurants with outdoor dining and/or entertainment; as regulated in Section 7.33.
- I. Veterinary Hospitals or Clinics; as regulated in Section 7.34.
- J. Recreational Vehicle Storage Facility.
- K. Self-Service Storage Facility.
- ~~L.~~ L. Commercial Recreation.
- ~~M.~~ M. Small Wind Energy Conservation Systems on lots three (3) acres or less; as regulated in Section 7.29.
- ~~N.~~ N. Automobile, Motorcycle, Recreational Vehicle, Truck, Trailer and Farm Implement Sales, New or Used.
- ~~O.~~ ~~N.~~ Automotive Filling Station.
- P. Automotive Service and Repairs.
- Q. Automotive Washing Facility.
- R. Crematorium.
- S. Drive-Through Facilities associated with a principally permitted use; as regulated in Section 8.08.
- T. Hotels and Motels.
- U. Uses similar to those indicated in this District.

# Exhibit B

**BOARD OF TRUSTEES  
BATAVIA TOWNSHIP, CLERMONT COUNTY, OHIO  
RESOLUTION NUMBER 03-01-2024**

**RESOLUTION OF INTENTION TO AMEND ZONING RESOLUTION**

The Board of Trustees of Batavia Township, Clermont County, Ohio, met in regular session on March 5, 2024 at the Batavia Township Community Center with the following members present:

Rex Parsons  
Randy Perry  
James E. Sauls, Jr.

Trustee Mr. Perry moved for the adoption of the following Resolution:

WHEREAS, Ohio Revised code Section 519.12 authorizes the board of township trustees to initiate amendments to the township zoning resolution; and

WHEREAS, the Board believes that it would be in the best interests of the township and its inhabitants to adopt the following changes as an amendment to the Batavia Township Zoning Resolution as set forth in attached Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Batavia Township, Clermont County, State of Ohio:

**SECTION 1.** That the Board of Trustees hereby declares its intention to initiate and certify the above described Batavia Township Zoning Resolution amendment to the Batavia Township Zoning Commission for public hearing and action pursuant to Ohio Revised Code Section 519.12.

**SECTION 2.** The Board does hereby dispense with the requirement that this Resolution be read on two separate days, pursuant to Section 504.10 of the Ohio Revised Code, and authorizes the adoption of this Resolution upon its first reading.

**SECTION 3 .** That this Resolution shall take effect from and after the earliest time allowed by law.


First Reading:	March 5, 2024
Second Reading:	Dispensed With

Trustee Mr. Sauls seconded the Motion and roll being called upon its adoption the vote resulted as follows:

Mr. Parsons -	Yes
Mr. Perry -	Yes
Mr. Sauls -	Yes

Resolution 03-01-2024 adopted March 5, 2024.

ATTEST:

  
\_\_\_\_\_  
Jennifer Haley  
Township Fiscal Officer

APPROVED AS TO FORM:

  
\_\_\_\_\_  
David J. Frey  
Township Law Director

**CERTIFICATION**

I, Jennifer Haley, Fiscal Officer, hereby certify that the foregoing is taken and copied from the Record of the Proceedings of Batavia Township; that the same has been compared by me with the Resolution of said Record and that it is a true and correct copy thereof.

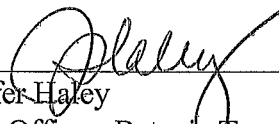
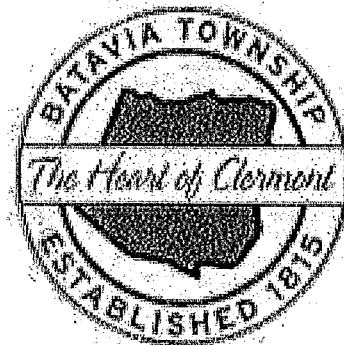
  
\_\_\_\_\_  
Jennifer Haley  
Fiscal Officer, Batavia Township

Exhibit A

**BATAVIA TOWNSHIP  
ZONING RESOLUTION  
Clermont County, Ohio**

**July 6, 2023 February 21, 2024**  
*(text last revised)*



*ZONING ADOPTED IN BATAVIA TOWNSHIP  
\*1962\**

installation on a permanent foundation when arriving at the site; requiring only the assembly of units and the connection of mechanical subsystems (i.e., plumbing, sewer, electrical and fuel supply). The state certification must be presented with the application. A modular home shall be considered real property.

“DWELLING, MULTI-FAMILY” A building consisting of three or more dwelling units, including condominiums with varying arrangements or entrances and party walls. Each dwelling unit shall be considered the residence of a single household, which may vary from building to building in ownership and possession rights and physical features.

“DWELLING, SINGLE-FAMILY” A building consisting of a single dwelling unit only, separated from other dwelling units by open spaces.

“DWELLING, TOWNHOUSE” A single-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.

“DWELLING, TWO-FAMILY” A building consisting of two, and no more than two single-family dwelling units, which may be either attached side by side or one above the other, and each unit having either a separate or combined entrance or entrances.

“DWELLING UNIT, ATTACHED” Two or more dwelling units within a structure.

“EASEMENT” Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his real property.

“EDUCATIONAL INSTITUTION” A public or private facility that provides a curriculum of elementary or secondary academic instruction, including kindergartens, elementary schools, junior high schools, high schools, technical and collegiate level courses.

“FAMILY” A person living alone or two or more persons not necessarily related by blood, marriage, adoption or guardianship, living together in a dwelling unit as a single housekeeping unit under a common housekeeping management plan based on an intentionally structured relationship providing organization and stability.

“FENCE” An artificially constructed barrier of wood, masonry, stone, wire metal or other manufactured material or combination of customary building material ~~man-made yard structure, other than a building, used for decorative purposes or to form a barrier to light, sound, wind, snow, animals, vehicles, or pedestrians and is constructed of customary building materials.~~

“FINANCIAL INSTITUTION” Any building, property or activity of which the principal use or purpose of which is the provision of financial services including, but not limited to

19. Telecommunication towers shall not be artificially lighted unless required by the FAA or other applicable federal or state authority. When so required, it shall be oriented inward, so as not to project onto surrounding residential properties. In any case, overall site illumination shall be such that measurements along the perimeter of the site shall not exceed 0.20 footcandles.
20. The applicant (or its successors) shall, within 30 days of ceasing operation at the site of a telecommunication tower, give notice of such ceasing of operation to the Board. Facilities shall be removed from the site within 12 months of ceasing operations. Resale or renting of facilities is permissible only to other cellular communications systems subject to obtaining a Zoning Certificate.

C. Permitted Accessory Uses Associated with Telecommunication Towers

An antenna for a telecommunication facility may be attached to an existing residential building two and one-half (2 1/2) stories in height or to an existing non-residential structure, excluding residential accessory structures, subject to the following conditions:

1. The antenna shall not extend more than 10 feet above the roof of the existing building or top of the existing structure.
2. If the applicant proposes to locate the telecommunications equipment in a separate telecommunications equipment shelter, not located in or attached to the building, the equipment shelter shall comply with the accessory building regulations of the district.
3. Vehicular access to the equipment shelter shall be via the existing road circulation system and subject to Article 8 Off-Street Parking and Loading.

### 7.13 FENCES, WALLS AND HEDGES

Fences, walls, and hedges are permitted in all districts, subject to the following conditions:

A. Exemptions

1. If engaged in agricultural operations or activities, properties which are five acres or more in size shall be exempt from these provisions, however the provisions of 7.21 in regard to maintaining a safe sight triangle must be adhered to.

2. Small portions of fences, such as decorative fencing used for landscaping, that are not longer than 20 feet in length, but which comply with the height, yard and maintenance requirements set forth in this section, shall not require a zoning certificate.

B. Location

No fence, wall or hedge shall be closer than two (2) feet to any right-of-way line.

C. Height

Fences and walls shall not exceed eight (8) feet in height in the rear and side yards and shall not exceed four (4) feet in height in any required front yard, including corner lots. Within the Industrial and the Major Industrial Districts, fences may be up to ten (10) feet in height in the front, side and rear yards, however fences located in the front yard must be set back from the right of way no less than a distance equal to the required front yard setback of such district unless the fence is designed to be no more than fifty percent (50 %) opaque.

D. Materials

1. Fences shall not contain an electric charge except when located in the A Agricultural District or on properties with an agricultural use.

2. Barbed wire shall only be permitted in the A Agricultural District, the I Industrial District, the MI Major Industrial Districts or on properties with an agricultural use or sharing an adjacent lot line with an agricultural use and then only on the top of a perimeter fence. Such fence shall be in accordance with the provisions of Section 971 of the Ohio Revised Code.

3. The smoothly finished side of the fence or wall shall be the side that faces outward from the lot or yard being fenced.

4. Fences shall be constructed of wood, masonry, stone, wire, metal or other manufactured materials or combination of materials and shall be maintained in a neat and orderly manner. Fence materials shall be of a neutral color palette. Examples of neutral colors include beige, taupe, gray, cream, brown, white, and black.

E. Opacity

No fence located in a required front yard shall be greater than fifty (50%) percent opaque. This restriction also applies to fences located within required front yard setbacks on corner lots.

F. Sight Distance Requirements

No fence, wall, or hedge shall violate the sight distance requirements found in Section 7.21.

G. Permits

The construction of fences, walls and similar permanent structures require the issuance of a zoning certificate.~~Fences shall require a fence permit.~~

1. The planting of hedges shall not require a zoning certificate but shall comply with the provisions of this section.

2. The applicant shall be responsible for assuring that the fence is legally erected on his/her property.

3. A building permit from Clermont County Permit Central is required for fences that exceed six (6) feet in height.

**7.14 SATELLITE DISH**

Satellite dishes, where permitted as an accessory use, are subject to the following conditions:

A. Exemptions

Any satellite dish twenty-four (24) inches or less in diameter shall be exempt from these regulations.

B. Location

1. Satellite dishes may be erected or installed on the ground of any property; provided that in the O-B, B-1, B-2, C-I, I and MI Districts, roof mounting shall also be permitted.

2. Satellite dishes shall be set back a minimum ten (10) feet from all side and rear property lines and shall not be located closer to the street than the nearest foundation line of the principal use structure on the lot, but in no case shall this distance be required to be greater than two (2) times the front yard setback line required for the district in which the property is located.

C. Height and Size

1. The maximum height of any ground-mounted earth satellite station/satellite dish shall not exceed fifteen (15) feet above the finished grade and its diameter shall not exceed twelve (12) feet.

4. Agritourism. However, the Board of Township Trustees, as provided in section 519.02 of the Revised Code, may regulate such factors pertaining to agritourism, except farm markets as described in (C)(1) of this Section, as size of a structure used primarily for agritourism, size of parking areas that may be required, setback building lines for structures used primarily for agritourism, and egress or ingress where such regulation is necessary to protect public health and safety.
  - a. Nothing in division (C)(4) of this Section confers power on the Zoning Commission, Board of Township Trustees, or Board of Zoning Appeals to require any parking area to be improved in any manner, including requirements governing drainage, parking area base, parking area paving, or any other improvement.
  - b. Nothing in division (C)(4) of this Section confers power on the Zoning Commission, Board of Township Trustees, or Board of Zoning Appeals to prohibit the use of any land or the construction or use of buildings or structures that are used primarily for vinting and selling wine that are located on land any part of which is used for viticulture as provided in division (A) of this Section.
  - c. As used in division (C)(3) of this Section, "biologically derived methane gas" has the same meaning as in section 5713.30 of the Revised Code.
  - d. As used in division (C)(4) of this Section, "agritourism" has the same meaning as in section 901.80 of the Revised Code.
- D. Nothing in this Section prohibits the Zoning Commission, Board of Township Trustees, or Board of Zoning Appeals from regulating the location of medical marijuana cultivators, processors, or retail dispensaries or from prohibiting such cultivators, processors, or dispensaries from being located in the unincorporated territory of the township. See Section 7.35 Marijuana Businesses Prohibited.
- E. All agricultural buildings and structures used for dairying and animal husbandry on parcels less than five (5) acres shall be located no closer than 75 feet to an adjoining property line. Poultry shall be excluded from this regulation.
- F. Agricultural uses that are located in an "improved platted subdivision" shall comply with the requirements of this section and all other applicable provisions of this resolution.
  1. No agricultural uses except the growing of crops, fruits, vegetables, flower, and plants are permitted on lots of less than one (1) acre located within an improved platted subdivision.

**7.34 KENNELS AND VETERINARY HOSPITALS OR CLINICS**

Kennels and veterinary hospitals or clinics with outdoor runs shall be located no closer than 200 feet to an adjoining property line unless a variance is approved by the Board of Zoning Appeals.

**7.35 MARIJUANA BUSINESSES PROHIBITED**

In accordance with Resolution 01-02-2020, marijuana businesses shall be prohibited in Batavia Township. As specified in Resolution 01-02-2020, marijuana processing, cultivation and retail dispensaries are prohibited.

## 8.07 JOINT OR COLLECTIVE PARKING FACILITIES

The joint or collective parking provision of required off-street parking areas shall comply with the following standards and requirements:

- A. All required parking spaces shall be located on the same lot with the building or use served, except that where an increase in the number of spaces is required by a change or enlargement of use, or where such spaces are provided collectively or jointly by two (2) or more buildings or establishments, the required spaces may be located not farther than 500 feet from the building served.
- B. The total of such off-street parking spaces supplied collectively may be less than the sum of the requirements for the various uses computed separately. However, in no case shall the sum of the requirements for the various uses be reduced to a point greater than 15% of the required parking for uses when computed separately.

## 8.08 DRIVE-THROUGH FACILITIES

- A. Uses that include drive-up, drive-through, or other services to customers in vehicles shall be designed to provide adequate on-site stacking spaces. Stacking spaces shall be designed so that vehicles waiting for service do not interfere with traffic on public streets, and do not interfere with vehicular or pedestrian access or circulation on the site.
- B. Conditional use approval by the Board of Zoning Appeals shall be required for drive-through uses.
- C. The following standards shall apply to businesses that contain a drive-through facility, regardless if the drive-through is part of another use (e.g., restaurant or financial institution) or if it is a stand-alone use (e.g., automatic teller machine).
  - 1. General Standards:
    - a. Audible electronic devices such as loudspeakers, automobile service order devices, and similar instruments shall not be located within 300 feet of any residential dwelling unit.
    - b. All drive-through areas, including but not limited to menu boards, stacking lanes, trash receptacles, loudspeakers, drive up windows, and other objects associated with the drive-through area, shall be located in the side or rear yard of a property to the maximum extent feasible, and shall not cross, interfere with, or impede any public right-of-way.

c. An opaque fence or screen a minimum of six (6) feet in height shall be constructed along any property line abutting a residential district.

2. Stacking Space and Lane Requirements:

a. The number of required stacking spaces shall be as provided for in the table below.

<u>Activity</u>	<u>Minimum Stacking Spaces (Per Lane)</u>	<u>Measured From</u>
<u>Financial Institution or ATM</u>	<u>5</u>	<u>Teller or Window</u>
<u>Fuel or Gasoline Pump Island</u>	<u>2</u>	<u>Pump Island</u>
<u>Full Service Automotive Washing Establishment</u>	<u>6</u>	<u>Outside of Washing Bay</u>
<u>Restaurant</u>	<u>6</u>	<u>Pick-Up Window</u>
<u>Self-Service Automotive Washing Establishment</u>	<u>2</u>	<u>Outside of Washing Bay</u>
<u>Other</u>	<u>As determined by the Zoning Administrator</u>	

b. Stacking spaces do not count towards the parking spaces required in this article.

c. Stacking lanes shall be provided for any use having a drive-through facility and shall comply with the following standards:

i. Drive-through stacking lanes shall have a minimum width of 10 feet.

ii. Stacking lanes shall be set back 25 feet from rights-of-way.

iii. Stacking spaces shall be a minimum of nine (9) feet by 18 feet in size.

3. Menu Board Signs

a. One menu board sign for each stacking lane shall be allowed provided it does not exceed 35 square feet in sign area. Any additional attachments such as pictures or photographs of food and other items shall be included within the maximum signage area.

b. Menu board signage shall not be included in the total calculated allowed signage for a property.

1. No menu board sign shall exceed seven (7) feet in height measured from the grade of the adjacent driving surface to the top of the sign.
2. Illuminated menu board signs shall be internally illuminated.
3. Menu boards shall be reviewed and approved as part of the zoning certificate for the drive-through facility or, when a menu board is to be added, as part of a separate zoning certificate application.

~~A. A minimum of four (4) stacking spaces shall be provided per service point.~~

~~B. A bypass lane with a minimum width of ten feet shall be provided for all drive-through uses.~~

~~C. For the purpose of determining adequate stacking, a plan illustrating the required number of stacking spaces measured a minimum of nine (9) feet wide and twenty two (22) feet long shall be provided.~~

**8.09 OFF-STREET LOADING SPACES REQUIRED**

In connection with every building or part thereof hereafter erected, except dwellings, there shall be provided, on the same lot with such buildings, off-street loading spaces or berths, for uses which customarily receive or distribute material or merchandise by vehicle, in accordance with the requirements of Sections 8.10 and 8.11 of this Article.

**8.10 OFF-STREET LOADING REQUIREMENTS**

Off-street loading requirements shall be as follows:

BUILDING AREA	MINIMUM NUMBER OF SPACES REQUIRED
Less than 1,000 square feet	None required
More than 1,000 square feet but less than 10,000 square feet	One space
More than 10,000 square feet but less than 40,000 square feet	Two spaces
40,000 square feet or more	Three spaces, plus one space for each 30,000 square feet over 40,000 square feet of building area

**8.11 OFF-STREET LOADING DESIGN STANDARDS**

All off-street loading spaces shall be in accordance with the following standards and specifications:

**ARTICLE 24**  
**B-1 COMMUNITY BUSINESS DISTRICT**

**24.01 PURPOSE**

This District is designed to permit and encourage the retention and establishment of small convenience goods and personal service businesses located in close proximity to the residential areas which it is intended to serve.

**24.02 PRINCIPALLY PERMITTED USES**

Principally permitted uses are as follows:

- A. Agriculture; as per ORC 519.21 and as regulated in Section 7.31. (Under 5 Acres of land shall be limited to two head of livestock, excluding poultry).
- B. Educational Institutions.
- C. Religious Places of Worship.
- D. Government Buildings.
- E. Clubs.
- F. Day Care Center
- G. Medical and Dental Offices/Clinics.
- H. Professional Services.
- I. Personal Services.
- J. Offices.
- K. Financial Institutions.
- L. Retail Business - Limited to 5,000 square feet gross floor area.
- M. Convenience Business.
- N. Commercial Entertainment.
- O. Wireless Telecommunications Towers.

### 24.03 PERMITTED ACCESSORY USES

Permitted accessory uses are as follows, and in accordance with Article 7:

- A. Signs, as regulated in Article 40.
- B. Roadside Stands.
- C. Any use or structure customarily accessory and incidental to any of the permitted uses.

### 24.04 CONDITIONALLY PERMITTED USES

Conditionally permitted uses are as follows:

- A. Non-Commercial Recreation.
- B. Hospitals.
- C. Rest Home/Convalescent Care/Assisted Living Facilities.
- D. Commercial Recreation.
- E. Restaurants with or without outdoor dining and/or entertainment; as regulated in Section 7.33.
- F. Fast Food Restaurants.
- G. Taverns.
- H. Automotive Filling Stations.
- I. Medical and Dental Laboratories.
- J. Veterinary Hospitals or Clinics; as regulated in Section 7.34.
- K. Small Wind Energy Conservation Systems on lots three (3) acres or less; as regulated in Section 7.29.
- L. Drive-Through Facilities associated with a principally permitted use; as regulate in Section 8.08.
- M. Uses similar to those indicated in this District.

**ARTICLE 26**  
**B-2 GENERAL BUSINESS DISTRICT**

**26.01 PURPOSE**

This district is designed to provide for a variety of retail, service and administrative establishments required to satisfy the needs of the overall Township.

**26.02 PRINCIPALLY PERMITTED USES**

Principally permitted uses are as follows:

- A. Agriculture; as per ORC 519.21 and as regulated in Section 7.31. (Under 5 Acres of land shall be limited to two head of livestock, excluding poultry).
- B. Agricultural Services.
- ~~C. Veterinary Hospitals or Clinics.~~
- DC. Educational Institutions.
- ED. Religious Places of Worship.
- FE. Government Buildings.
- GF. Clubs.
- HG. Medical and Dental Offices/Clinics.
- HH. Professional Services.
- ~~J.~~ I. Personal Services.
- ~~K.~~J. Offices.
- ~~L.~~K. Financial Institutions.
- ML. Retail Business.
- NM. Restaurants.
- ~~O.~~ N. Internet Café.
- PO. Fast Food Restaurants.

~~Q. Automotive Filling Stations.~~

~~RP. Commercial Entertainment.~~

~~S. Hotels and Motels.~~

~~T. Automotive Service and Repairs.~~

~~U. Automobile, Motorcycle, Recreational Vehicle, Truck, Trailer and Farm Implement Sales; New or Used.~~

~~V. Automotive Washing Facility.~~

~~WQ. Wholesale Business.~~

~~XR. Shopping Center.~~

~~YS. Day Care Center.~~

~~ZT. Plant Nursery.~~

~~AAU. Wireless Telecommunications Towers.~~

~~V. Funeral Home.~~

### **26.03 PERMITTED ACCESSORY USES**

Permitted accessory uses are as follows, and in accordance with Article 7:

- A. Signs, as regulated in Article 40.
- B. Roadside Stands.
- C. Drive-through Facilities.
- D. Warehouse; provided that such facility does not exceed 40% of the total floor area of the Structure.
- E. Any use or structure customarily accessory and incidental to any of the permitted uses.

### **26.04 CONDITIONALLY PERMITTED USES**

Conditionally permitted uses are as follows:

- A. Golf Courses.
- B. Non-Commercial Recreation.
- C. Hospitals.
- D. Single-family Dwellings.
- E. Rest Homes/Convalescent Care/Assisted Living Facilities.
- F. Taverns.
- G. Medical and Dental Laboratories.
- H. Restaurants with outdoor dining and/or entertainment; as regulated in Section 7.33.
- I. Veterinary Hospitals or Clinics; as regulated in Section 7.34.
- J. Recreational Vehicle Storage Facility.
- K. Self-Service Storage Facility.
- ~~L.~~ L. Commercial Recreation.
- ~~M.~~ M. Small Wind Energy Conservation Systems on lots three (3) acres or less; as regulated in Section 7.29.
- N. Automobile, Motorcycle, Recreational Vehicle, Truck, Trailer and Farm Implement Sales, New or Used.
- ~~O. N.~~ Automotive Filling Station.
- P. Automotive Service and Repairs.
- Q. Automotive Washing Facility.
- R. Crematorium.
- S. Drive-Through Facilities associated with a principally permitted use; as regulate in Section 8.08.
- T. Hotels and Motels.
- U. Uses similar to those indicated in this District.